



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

City Hall Annex - 1412 9th St., Leeds, AL 35094

February 25, 2025 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

OTHER BUSINESS:

2. A25-000002 - A request by Juan CARLOS GONZALEZ, applicant and owner, to allow metal fabrication services and storage in the R-3 Multi-Family District, at 7720 France Ave, 35094, TPID:2500174038006000, Jefferson County.
3. **Tabled at the request of the applicant** - A25-000003 - A request by Justin Pender, Applicant, PENDER JUSTIN & CHRISTY, Owners, to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture District., at 6840 MOUNTAIN VIEW TER; LEEDS, AL 35094, TPID: 2500314000008002, Jefferson County.
4. A25-000004 - A request by Shameka Carpenter, Applicant, PINE VALLEY ONE REAL ESTATE LLC, Owner, to allow a childcare center in the R-3 Multi-Family District at 1081 Montevallo Rd, Leeds, AL 35094, TPID:2500201014021002, Jefferson County
5. A25-000005 - A request by Emily Padget, Applicant and Owner to allow an accessory structure (garage) to be constructed no closer than ten (10) feet to the southeasterly property line (perpendicular to Rodgers Way) at 7489 Rodgers Rd, 35094, TPID 2500311000009002, Jefferson County
6. A25-000006 - A request by Jamie Blair, Applicant and Owner, to allow for the construction of eight (8) - one (1) bedroom condominiums in the R-1, Single-Family District at 7111 Elliot Lane, 35094, Zoned: R-1, Single Family District, TPID: 2500304000003001, Jefferson County

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

D Judge of Probate Jefferson County, AL Rec: \$22.00 DeedTx: \$80.00

Book: JABESS

THIS INSTRUMENT PREPARED BY: Send Tax Notice To:
BARNES & BARNES LAW FIRM, P.C. JUAN CARLOS GONZALEZ and
MARISELA RODRIGUEZ
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

7730 France Ave
LEEDS, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand and 00/100 (\$80,000.00) to the undersigned Grantor, LADANA SHELBOURNE GADDIS, an unmarried woman (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JUAN CARLOS GONZALEZ and MARISELA RODRIGUEZ, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

Commence at the NW corner of the N 1/2 of the NE 1/4 of the SW 1/4 of Section 17, Township 17 south, Range 1 East; thence run South along the West line of said 1/4- 1/4 section line 100.0 feet to an existing iron; thence turn left 89 degrees 34 minutes 41 seconds and run East 213.68 feet to the point oof beginning; thence continue along the last described course 169.32 feet; thence turn right 88 degrees 54 minutes 55 seconds and run Southerly 387.31 feet; thence run right 97 degrees 11 minutes 36 seconds ad run West 178.38 feet; thence turn right 84 degrees 01 and run North 368.17 feet to the point of beginning. Said tract containing 1.50 acres more or less, Situated in Jefferson County Alabama.

Property address: 7108 ERIE STREET NORTHWEST , LEEDS, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

☐ TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as

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aforesaid; that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 12th day of September, 2024.

L. Gaddis
LADANA SHELBOURNE GADDIS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LADANA SHELBOURNE GADDIS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2024.

Adriana Vargas
NOTARY PUBLIC

ADRIANA VARGAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244013123
MY COMMISSION EXPIRES APRIL 2, 2028

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	LADANA SHELBOURNE GADDIS	Grantee's Name:	JUAN CARLOS GONZALEZ and MARISELA RODRIGUEZ
Mailing Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094	Mailing Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094
Property Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094	Date of Sales	September 12th, 2024
	Total Purchase Price:		(\$80,000.00)
	Actual Value:		\$ _____
	OR		
	Assessor's Market Value:		\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Tax Appraisal
☐ Sales Contract ☐ Other Tax Assessment
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available. Date of Sale- the date on which interest to the property was conveyed.

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total purchase price -the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: September 12th, 2024

Print Laura L. Barnes

 Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**

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NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for I am petitioning behalf of Juan Carlos Gonzalez and Marisela Rodriguez the new purchaser of this parcel. They want to open a retail car lot.

The is the former location of the Patio Lounge owned by Mr. and Mrs. Shelbourne.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A24-000026
APPLICANT NAME:	Jeremy Deason
PROPERTY OWNER:	SHELBORNE GADDIS LADANA EXECUTOR OF ESTATE
TAX PARCEL ID#S:	2500173001036001
PROPERTY ADDRESS:	7108 ERIE ST; LEEDS, AL 35094
PROPERTY ZONING:	R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: November 19, 2024
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

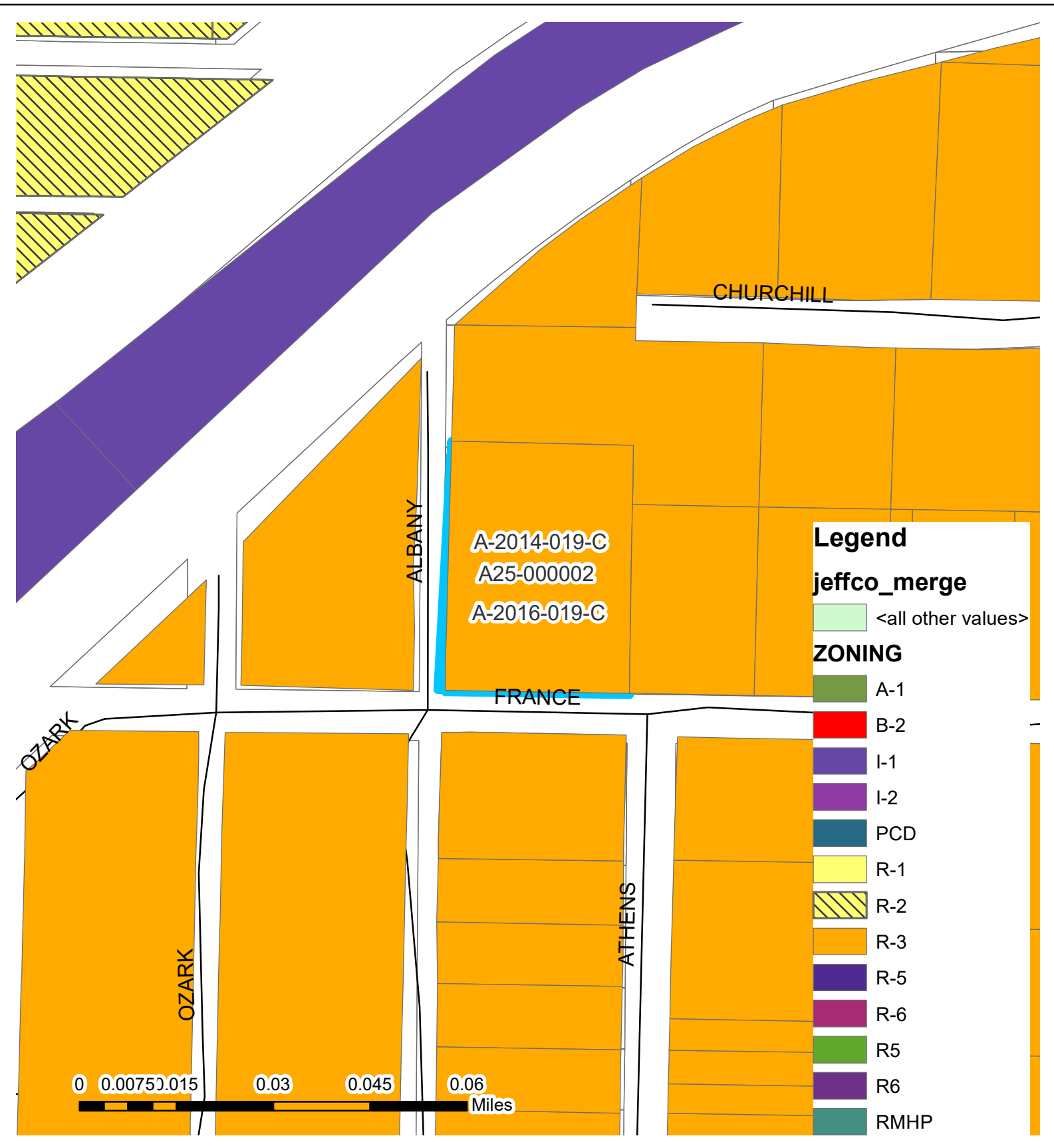
File Attachments for Item:

2. A25-000002 - A request by Juan CARLOS GONZALEZ, applicant and owner, to allow metal fabrication services and storage in the R-3 Multi-Family District, at 7720 France Ave, 35094, TPID:2500174038006000, Jefferson County.

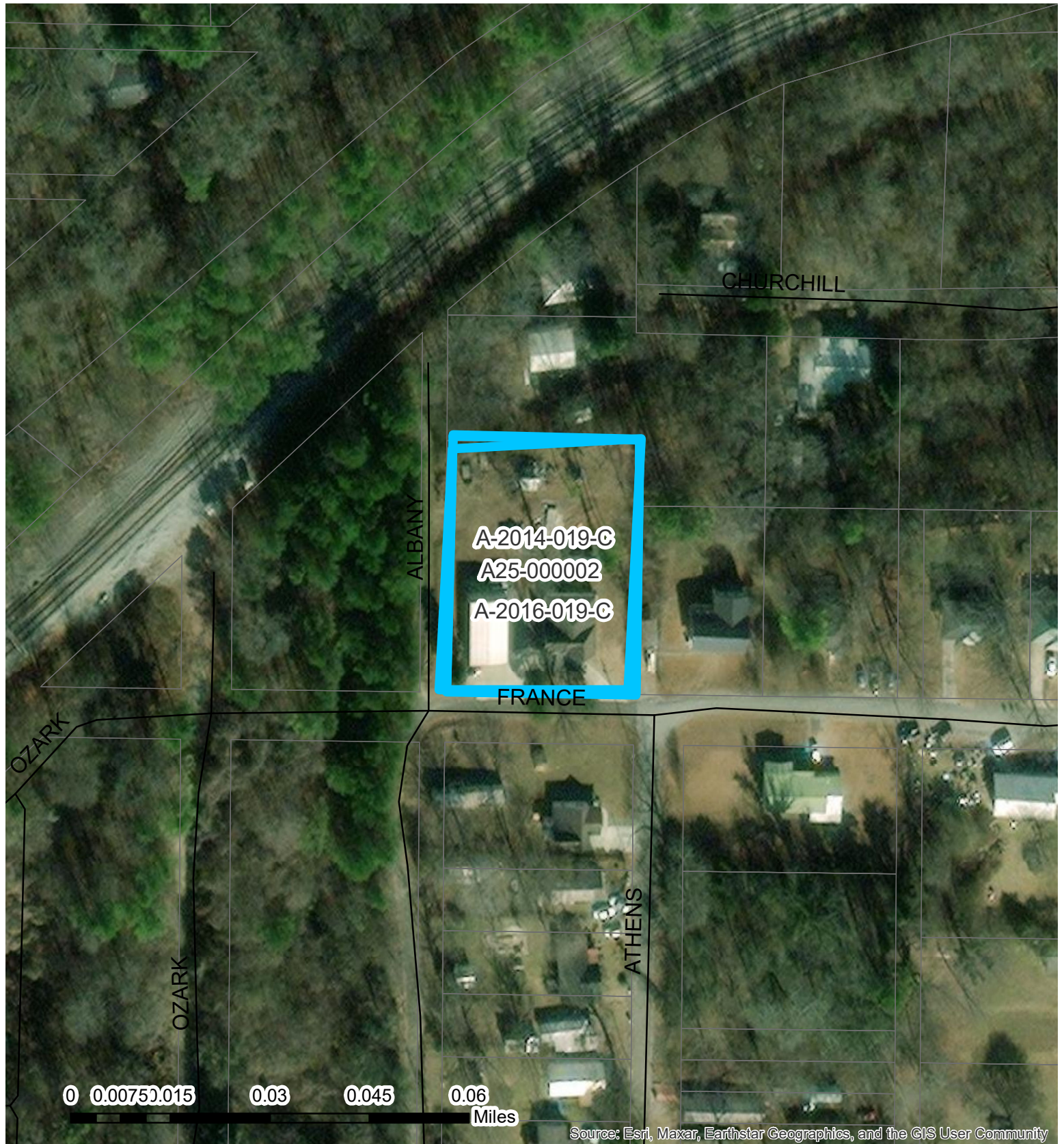
A25-000002

7720 FRANCE AVE

ZONING MAP



A25-000002
7720 FRANCE AVE
AERIAL MAP



NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow for metal fabrication services and storage in the R-3 Multi-Family District.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority to authorize variances that will not be contrary to the public interest and where, owing to special conditions, literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000002
APPLICANT NAME:	Juan CARLOS GONZALEZ
PROPERTY OWNER:	GONZALEZ JUAN CARLOS
TAX PARCEL ID#S:	2500174038006000
PROPERTY ADDRESS:	7720 FRANCE AVE; LEEDS, AL 35094
PROPERTY ZONING:	R-3: MULTI-FAMILY DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: February 25, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested person or their representative may attend the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE
 LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:
 Mike T. Atchison
 Attorney At Law, Inc.
 P O Box 822
 Columbiana, AL 35051

Send Tax Notice to:
 Juan Carlos Gonzalez Cruz
 316 Mills Way
 Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
 COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED TWENTY DOLLARS and NO/00 (\$107,920.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Juan Carlos Gonzalez, a married man (herein referred to as Grantors), grant, bargain, sell and convey unto, Juan Carlos Gonzalez Cruz (herein referred to as Grantee), the following described real estate, situated in: Jefferson County, Alabama, to-wit:

Lots 1, 2, 3 and 4, Block 2, according to the survey of J. W. McLaughlin as recorded in Map Book 16, Page 97, in the Office of the Judge of Probate of Jefferson County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

This is not the homestead of the grantor or their spouse herein.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of May, 2017.

Juan Carlos Gonzalez

STATE OF ALABAMA)
 COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Juan Carlos Gonzalez, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2017.

Susan A. Watts
 Notary Public
 My Commission Expires: March, 23, 2021

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Juan Carlos Gonzalez
Mailing Address 316 Mills Way
Pelham, AL 35124

Grantee's Name Juan Carlos Gonzalez Cruz
Mailing Address 316 Mills Way
Pelham, AL 35124

Property Address 7720 France Avenue
Leeds, AL 35094

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 107,920.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 05/24/2017

Print Juan Carlos Gonzalez Cruz

☐ Unattested

Sign

(verified by)

 Grantor/Grantee/Owner/Agent) circle one

Form RT-1

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA

DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1040 PARK DRIVE, LEEDS, AL 35094 P. 205.699.2585 F. 205.699.6558

INSPECTIONS@LEEDSALABAMA.GOV • leedsalabama.gov

Part 1. Application

Name of Applicant:

Juan Carlos Gonzalez Cruz

Mailing Address:

7720 France Ave Leeds AL 35094

Telephone:

205 260 3460

E-mail:

jcmachineperformance@yahoo.com

Signature:



Part 2. Parcel Data

Owner of Record:

Juan Carlos Gonzalez Cruz

Owner Mailing Address:

7720 France Ave Leeds AL 35094

Site Address:

7720 France Ave Leeds AL 35094

Tax Parcel ID #

Existing Zoning:

R3

Existing Land Use:

Residential

Part 3. Request

Section of Ordinance for which variance is request:

Special exeptron for Business

Nature of Variance with Reference to Applicable Zoning Provision:

Special exeptron for Business
using Garage for storage
Metal Fabrication services

Part 4. Enclosures (Check all required enclosures with this application)

☐ Written Justification for a Variance

☐ Vicinity Map

☐ Plot Plan with variance noted or highlighted

☐ Copy of Deed as recorded in the Judge of Probate Office

☐ 1st Class Stamps - equal to number of surrounding parcels

☐ Administrative Fee

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY

Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow for metal fabrication services and storage in the R-3 Multi-Family District.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority to authorize variances that will not be contrary to the public interest and where, owing to special conditions, literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000002
APPLICANT NAME:	Juan CARLOS GONZALEZ
PROPERTY OWNER:	GONZALEZ JUAN CARLOS
TAX PARCEL ID#S:	2500174038006000
PROPERTY ADDRESS:	7720 FRANCE AVE; LEEDS, AL 35094
PROPERTY ZONING:	R-3: MULTI-FAMILY DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: February 25, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested person or their representative may attend the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

A25-000002

7720 FRANCE AVE

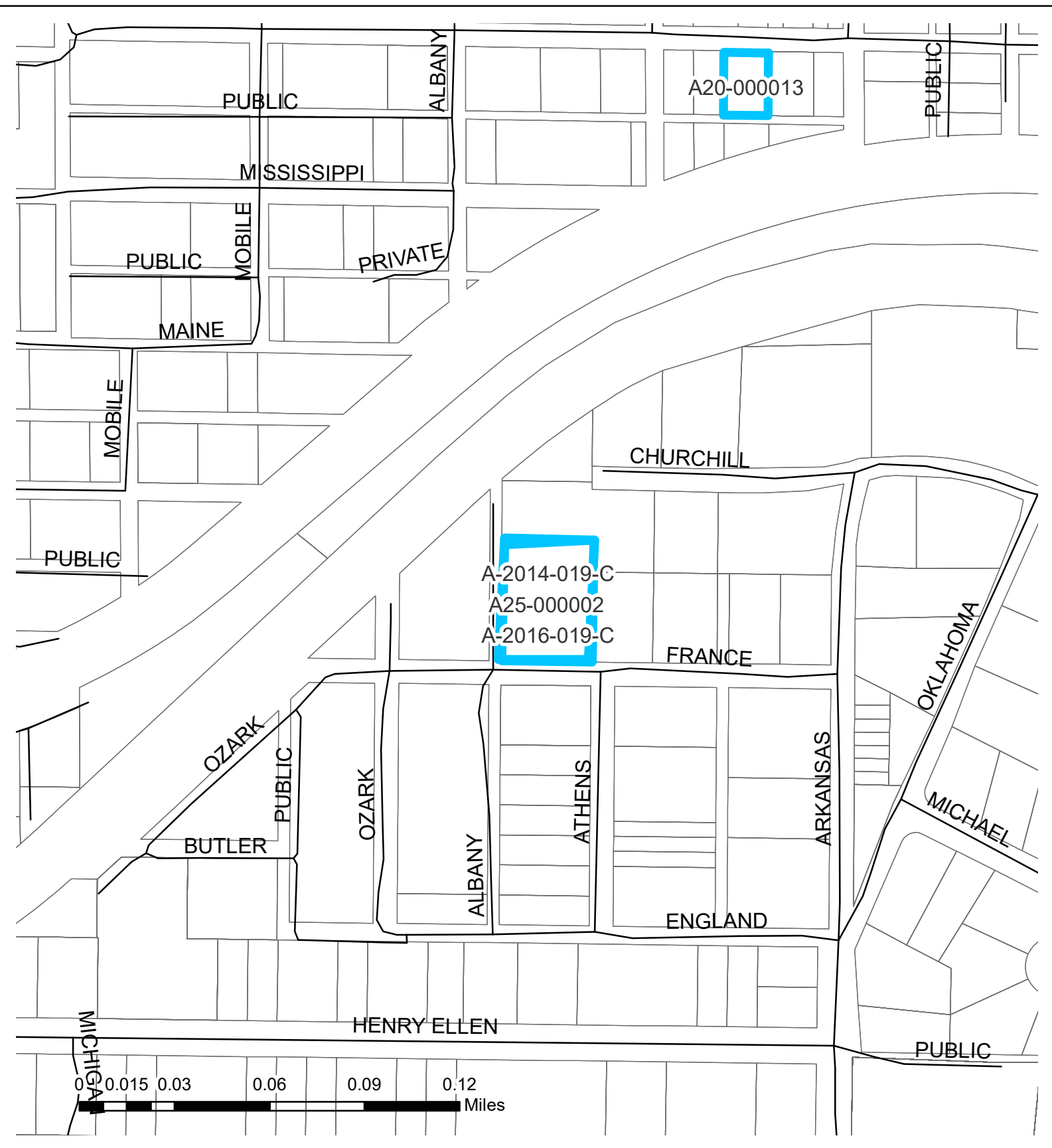
FLOOD MAP



A25-000002

7720 FRANCE AVE

STREET MAP



File Attachments for Item:

3. Tabled at the request of the applicant - A25-000003 - A request by Justin Pender, Applicant, PENDER JUSTIN & CHRISTY, Owners, to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture District., at 6840 MOUNTAIN VIEW TER; LEEDS, AL 35094, TPID: 2500314000008002, Jefferson County.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture District.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000003
APPLICANT NAME:	Justin Pender
PROPERTY OWNER:	NIX CAROL & TURNER S J
TAX PARCEL ID#S:	2500314000008002
PROPERTY ADDRESS:	6840 MOUNTAIN VIEW TER; LEEDS, AL 35094
PROPERTY ZONING:	A-1: AGRICULTURE DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed variance request. The hearing is scheduled on:

Date: February 25, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be e-mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
JUSTIN PENDER and CHRISTY
PENDER

6840 MOUNTAIN VIEW TERRACE
BIRMINGHAM, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand and 00/100 (\$50,000.00) to the undersigned Grantors, CAROL K. NIX, INDIVIDUALLY AND CAROL K NIX, AN UNMARRIED WOMAN, WILLIAM DEAN NIX, A MARRIED MAN AND VICKI NIX BURKE, A MARRIED WOMAN, AS THE HEIRS AT LAW OF WILLIAM NIX, DECEASED, AND WILLIAM DEAN NIX AS SUCCESSOR TRUSTEE, UNDER THE TURNER LIVING TRUST, DATED OCTOBER 4, 2002, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JUSTIN PENDER and CHRISTY PENDER, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

CAROL K NIX AND CAROL JEAN NIX ARE ONE AND THE SAME PERSON.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF THEIR SPOUSES.

Property address: 6840 MOUNTAIN VIEW TERRACE, BIRMINGHAM, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.

2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 2012, Page 468; Volume 3997, Page 521 & Real Volume 910, Page 847.
5. Right of Way granted to Jefferson County as recorded in Real Volume 754, Page 502.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 844, Page 551.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 10TH day of MARCH.

Carol K. Nix by William Dean Nix AIF

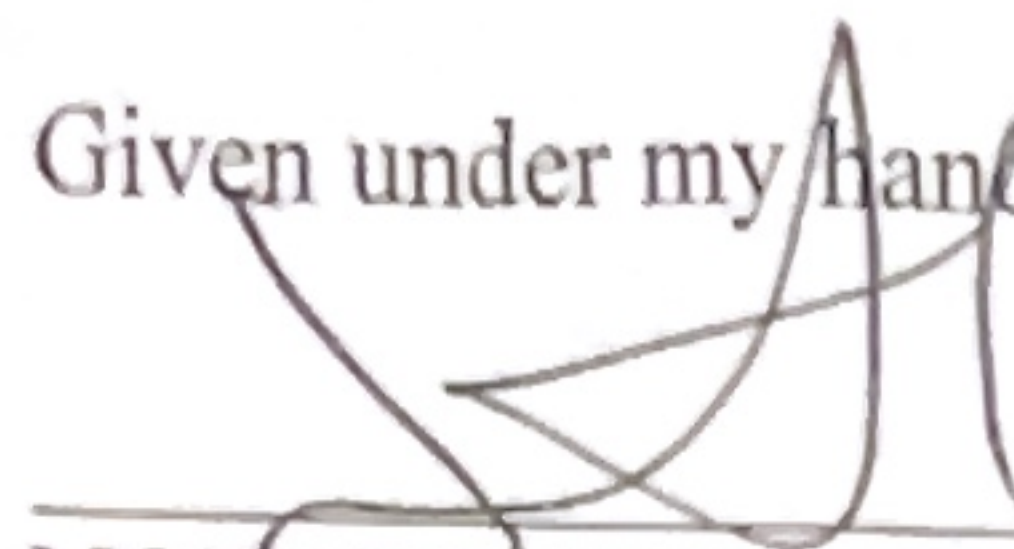
CAROL K. NIX, INDIVIDUALLY
AND HEIR AT LAW OF WILLIAM
NIX, DECEASED

By WILLIAM DEAN NIX, Attorney
in Fact

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM DEAN NIX, whose name as Attorney in Fact for CAROL K. NIX, INDIVIDUALLY AND AS HEIR AT LAW OF WILLIAM NIX, DECEASED, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, WILLIAM DEAN NIX in his/her capacity as such Attorney in Fact and with full authority, executed the same voluntarily for CAROL K NIX on the day the same bears date.

Given under my hand and official seal this 10TH day of MARCH, 2020.


NOTARY PUBLIC

My Commission Expires:

9/28/22

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 10TH day of MARCH.

VICKI NIX BURKE BY WILLIAM DEAN NIX AIF

VICKI NIX BURKE, AS HEIR AT

LAW OF WILLIAM NIX,

DECEASED

By WILLIAM DEAN NIX, Attorney

in Fact

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM DEAN NIX, whose name as Attorney in Fact for VICKI NIX BURKE, AS HEIR AT LAW OF WILLIAM NIX, DECEASED, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, WILLIAM DEAN NIX in his/her capacity as such Attorney in Fact and with full authority, executed the same voluntarily for VICKI NIX BURKE on the day the same bears date.

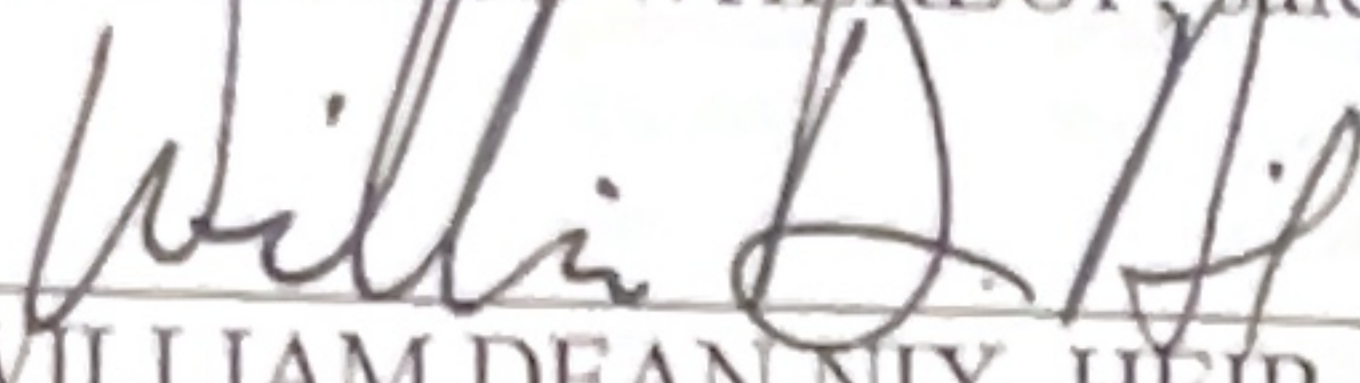
Given under my hand and official seal this 10TH day of MARCH, 2020.


NOTARY PUBLIC

My Commission Expires:

9/28/22

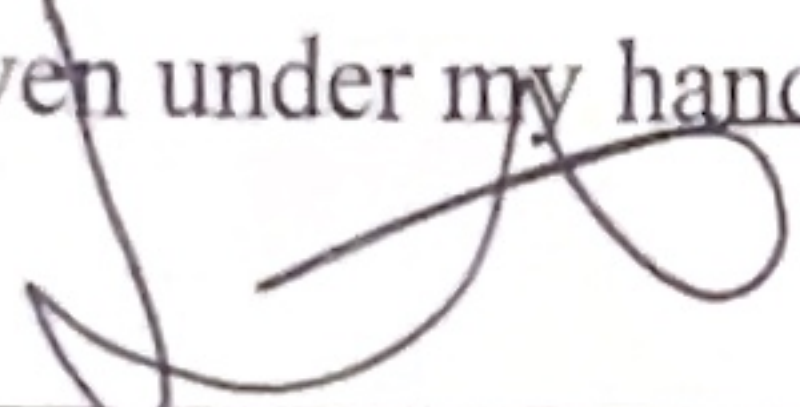
IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 10TH day of MARCH.


WILLIAM DEAN NIX, HEIR AT
LAW OF WILLIAM NIX,
DECEASED AND AS TRUSTEE
OF THE TURNER LIVING TRUST
DATED OCTOBER 4, 2002

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM DEAN NIX, HEIR AT LAW OF WILLIAM NIX, DECEASED AND AS TRUSTEE OF THE TURNER LIVING TRUST DATED OCTOBER 4, 2002, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 10TH day of MARCH, 2020.


NOTARY PUBLIC

My Commission Expires:

9/28/22

EXHIBIT "A"

LEGAL DESCRIPTION

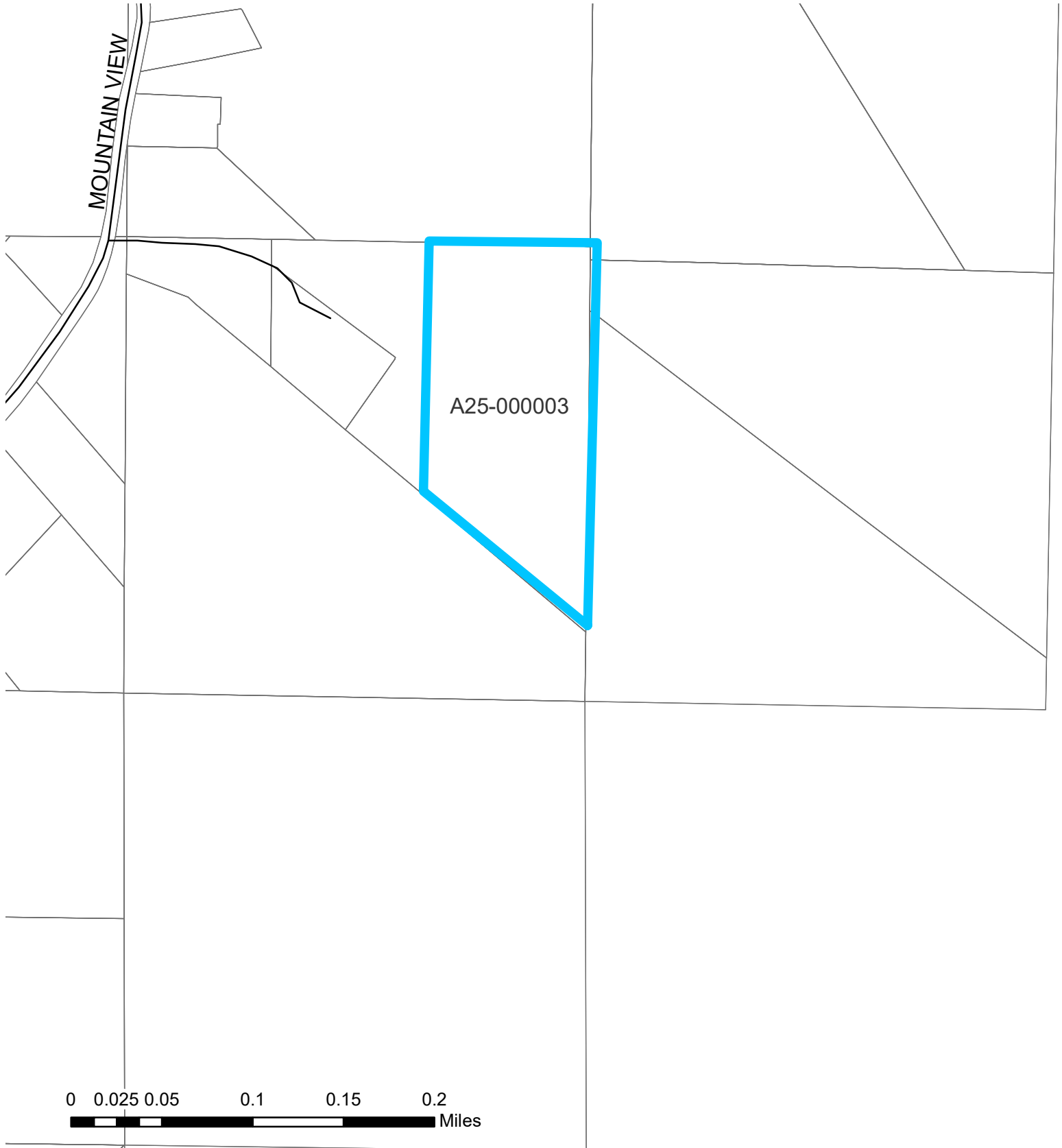
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

All part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 17 South, Range 1 East, more particularly described as follows: Beginning at the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, thence South 00 deg. 32 min. 28 sec. East along the East line of said quarter-quarter section line 1120.00 feet; thence North 50 deg. 18 min. 59 sec. West 618.90 feet; thence North 00 deg. 22 min. 28 sec. West 724.48 feet to the North line of the above mentioned quarter-quarter section; thence East along said line 472.34 feet to the point of beginning and being situated in Jefferson County, Alabama.

A25-000003

6840 MOUNTAIN VIEW TER

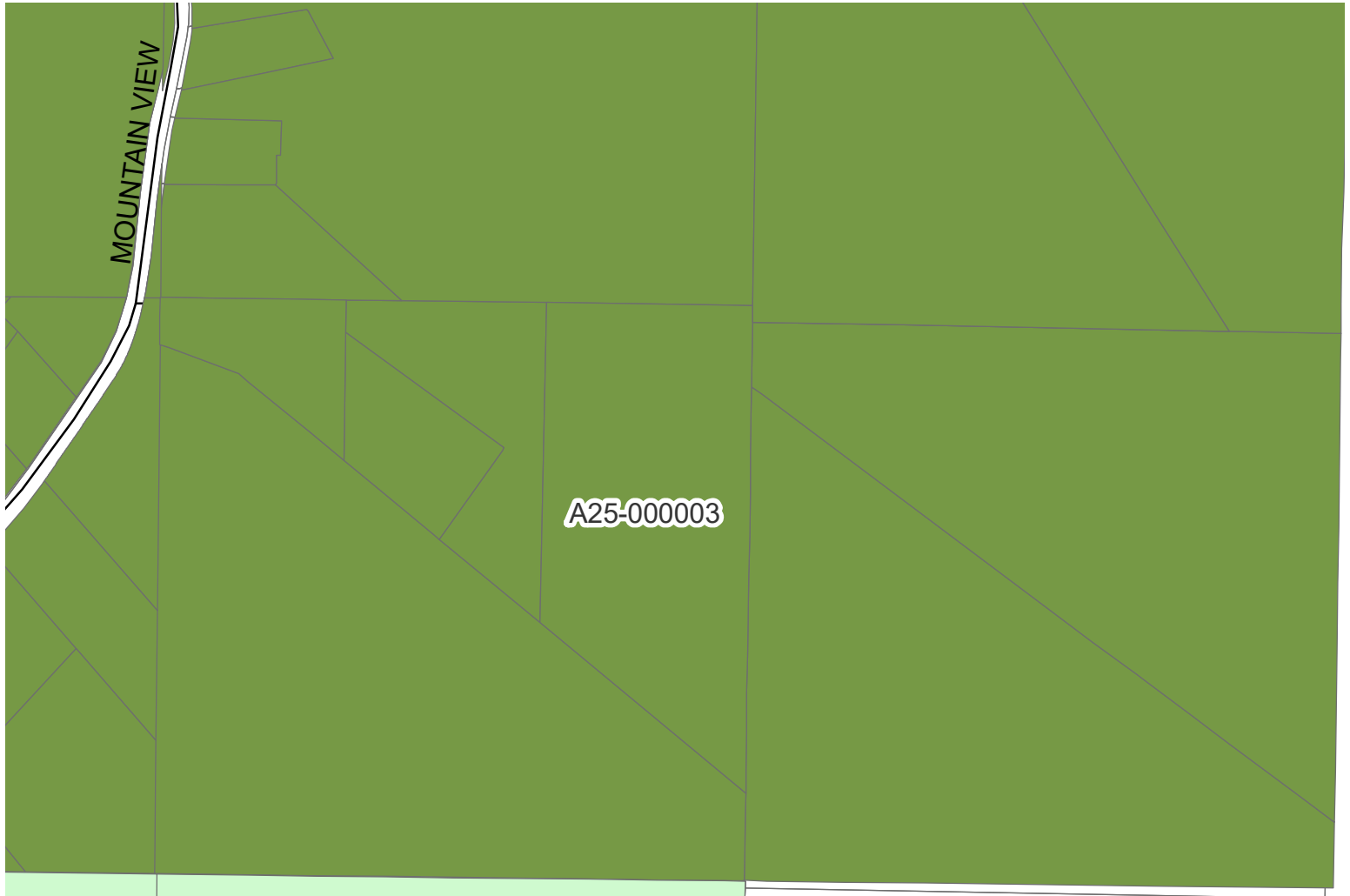
STREET MAP



A25-000003


6840 MOUNTAIN VIEW TER

ZONING MAP



Legend

jeffco_merge

 <all other values>

ZONING

 A-1

 B-2

 I-1

 I-2

 PCD

 R-1

 R-2

 R-3

 R-5

0 0.025 0.05 0.1 0.15 0.2 Miles

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture District.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000003
APPLICANT NAME:	Justin Pender
PROPERTY OWNER:	NIX CAROL & TURNER S J
TAX PARCEL ID#S:	2500314000008002
PROPERTY ADDRESS:	6840 MOUNTAIN VIEW TER; LEEDS, AL 35094
PROPERTY ZONING:	A-1: AGRICULTURE DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed variance request. The hearing is scheduled on:

Date: February 25, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be e-mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

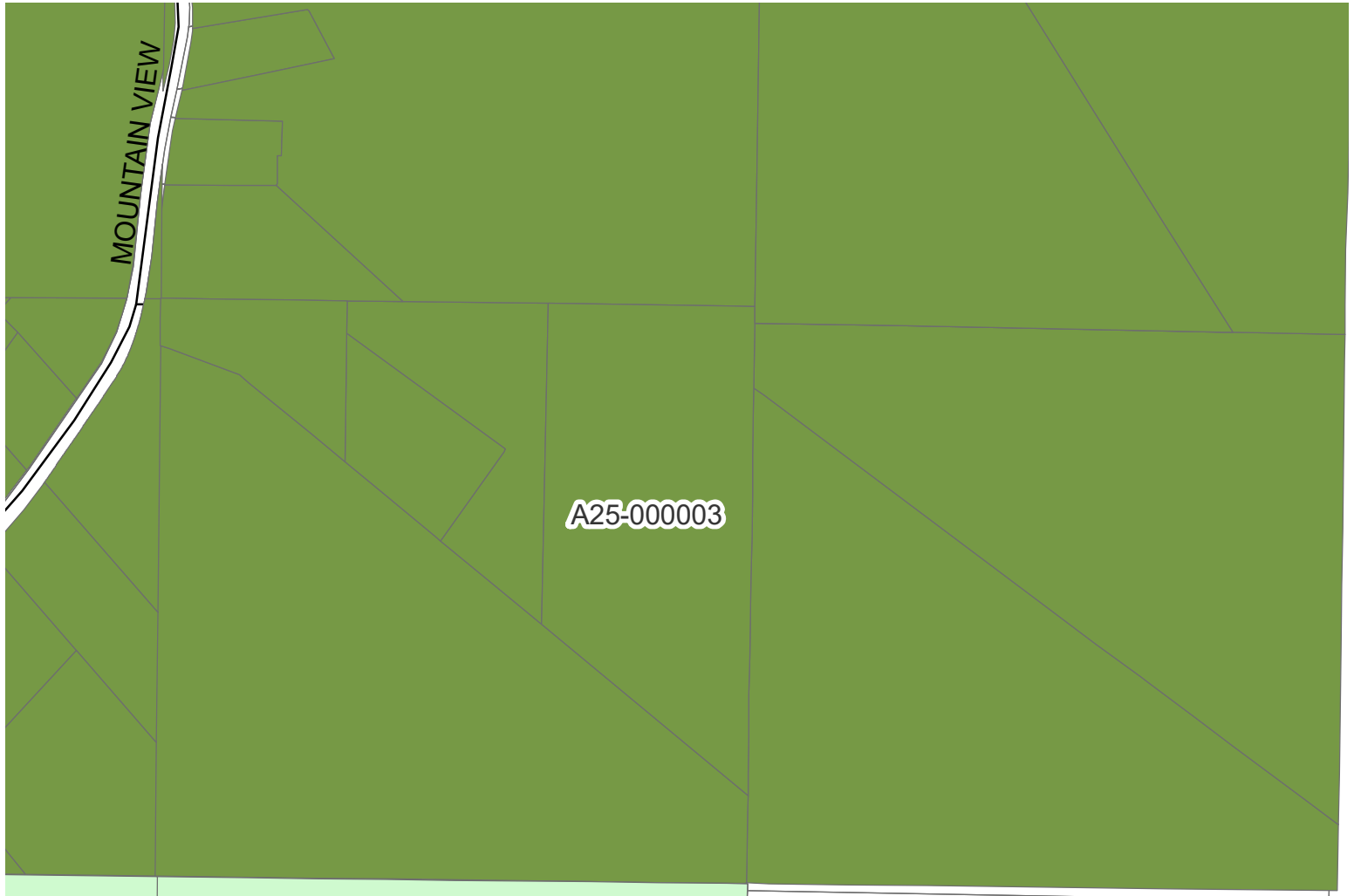
A25-000003
6840 MOUNTAIN VIEW TER
AERIAL MAP



A25-000003


6840 MOUNTAIN VIEW TER

FLOOD MAP



Legend

jeffco_merge

 <all other values>

ZONING

 A-1

 B-2

 I-1

 I-2

 PCD

 R-1

 R-2

 R-3

 R-5

0 0.025 0.05 0.1 0.15 0.2 Miles

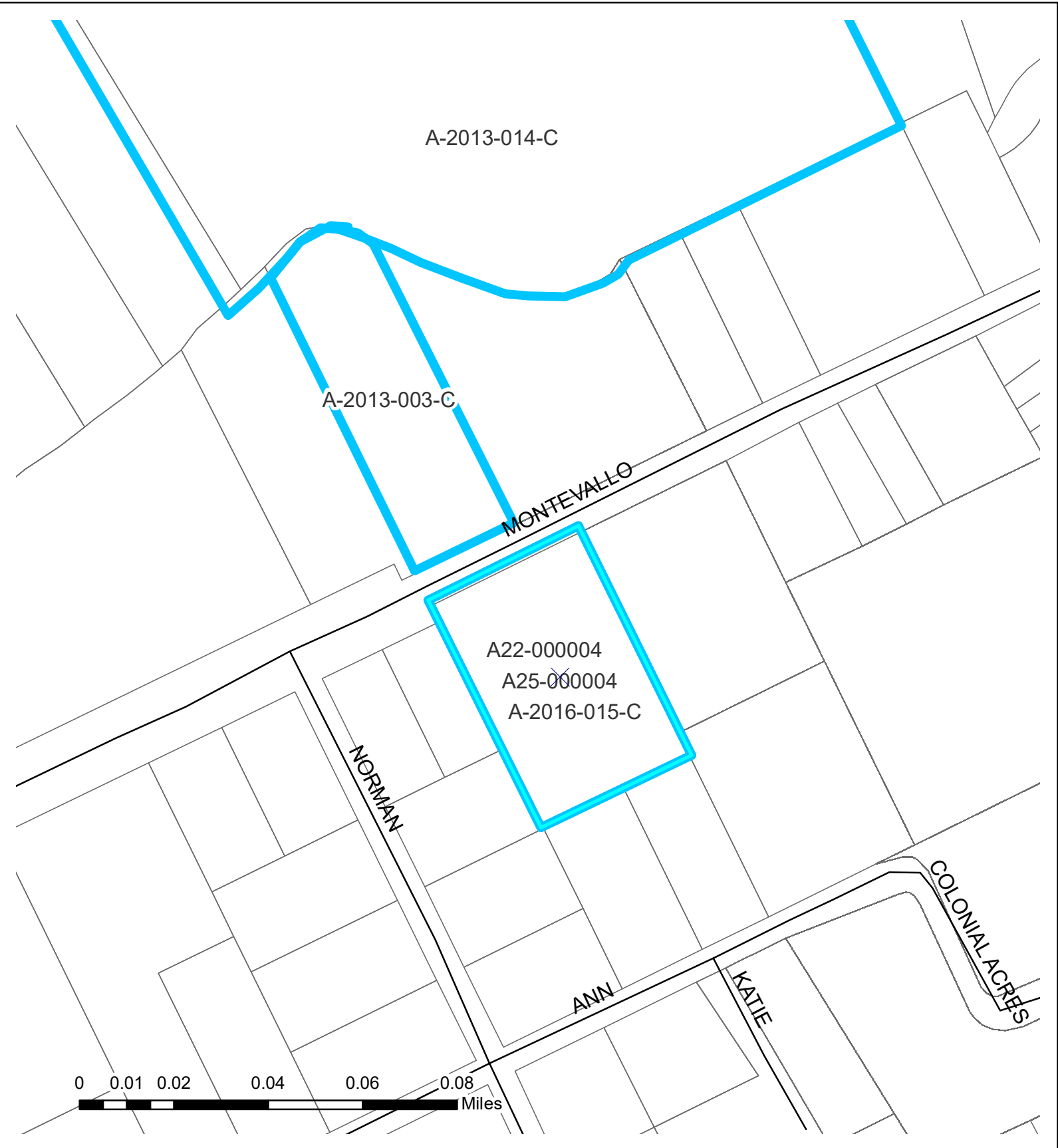
File Attachments for Item:

4. A25-000004 - A request by Shameka Carpenter, Applicant, PINE VALLEY ONE REAL ESTATE LLC, Owner, to allow a childcare center in the R-3 Multi-Family District at 1081 Montevallo Rd, Leeds, AL 35094, TPID:2500201014021002, Jefferson County

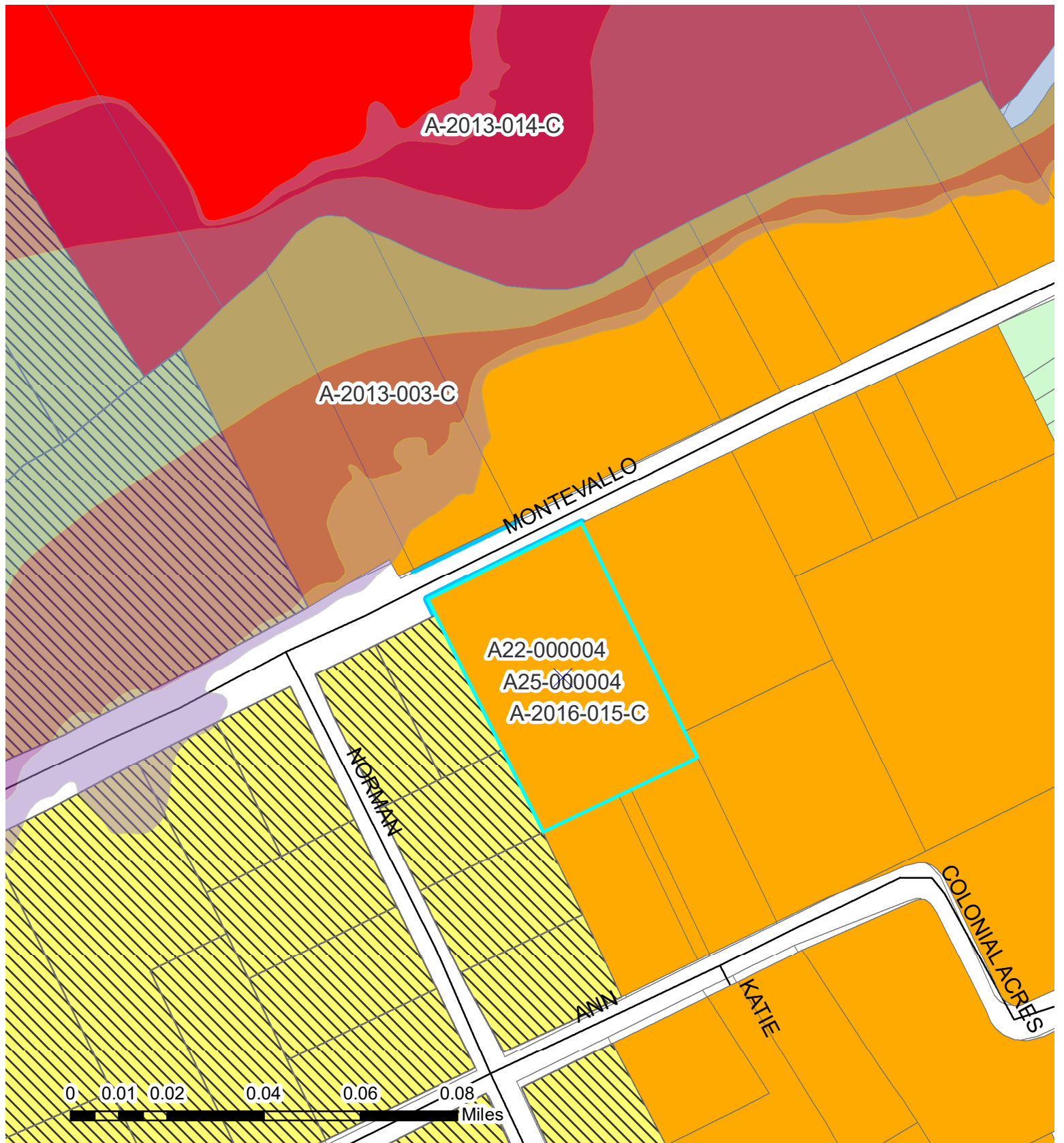
A25-000004

1081 MONTEVALLO RD

STREET MAP



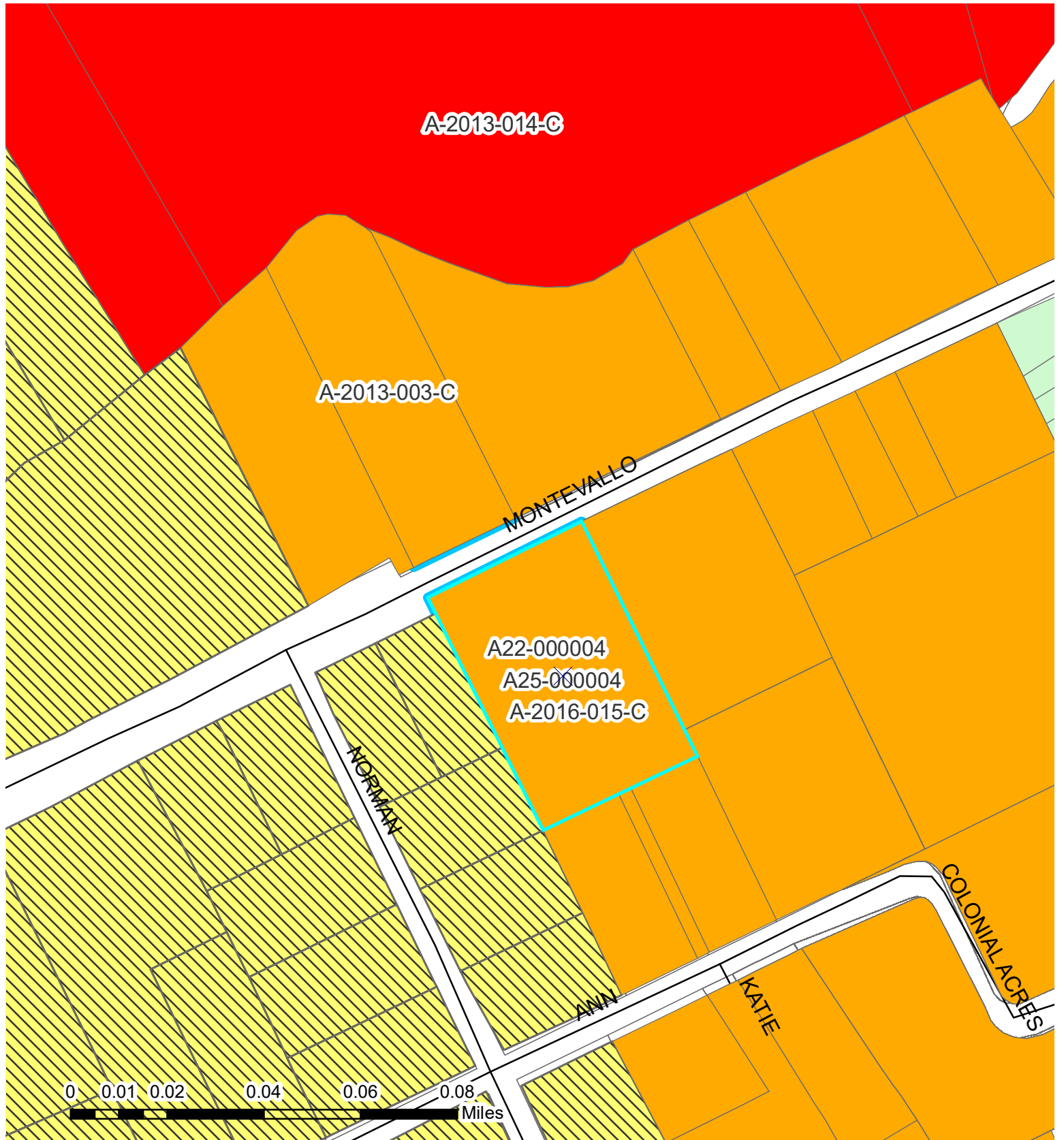
A25-000004 1081 MONTEVALLO RD FLOOD MAP



A25-000004
1081 MONTEVALLO RD
AERIAL MAP



A25-000004 1081 MONTEVALLO RD ZONING MAP



NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for to allow a childcare center in the R-3 Multi-Family District.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000004
APPLICANT NAME:	Shameka Carpenter
PROPERTY OWNER:	JACKSON SAMUEL HOWARD JR
TAX PARCEL ID#S:	2500201014021002
PROPERTY ADDRESS:	1081 MONTEVALLO RD; leeds, al 35094
PROPERTY ZONING:	R-3: MULTI-FAMILY DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: February 25, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
 DEVELOPMENT@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application

Name of Applicant:

Shameka Hunter Carpenter

Mailing Address:

506 Forest Way Leeds, AL 35094

Telephone:

205 920-9694

E-mail:

ShamekaHunterCarpenter@gmail.com

Signature:


Part 2. Parcel Data

Owner of Record:

Sam Jackson

Owner Mailing Address:

1081 Montevallo Rd Leeds, AL 35094

Site Address:

1081 Montevallo Rd Leeds, AL 35094

Tax Parcel ID #

25-00-20-1-011-021.002

Existing Zoning:

R3

Existing Land Use:

Part 3. Request

Section of Ordinance for which variance is requested:

Child Care

Nature of Variance with reference to applicable zoning provision:

Child Care Center


Part 4 Enclosures (Check all required enclosures with this application)☒ Vicinity Map showing the location of the property☒ Plot Plan drawn to scale and dimensioned, showing property boundaries and proposed Development Layout☒ Copy of Deed as recorded in the Judge of Probate Office☐ Application Fee \$120.00

I, [Applicant's Name], hereby submit my application for a zoning adjustment in accordance with the applicable laws and regulations set forth by the [City/County] zoning ordinance. I understand the importance of a thorough review of this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments.

As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. In the event that such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments.

I affirm that I will be available and present at the rescheduled meeting, and I commit to providing any additional information or documentation that may be requested by the Board during the process. Furthermore, I understand that the postponement of my case will not prejudice my rights as an applicant, and I will cooperate fully with the Board's decision-making process.

By signing below, I acknowledge my agreement to the possibility of a carryover of my application and affirm my commitment to comply with all requirements and requests from the Board of Zoning Adjustments.

Signature: 

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

OFFICE USE ONLY

Application Number:

A25-000004

Date Received:

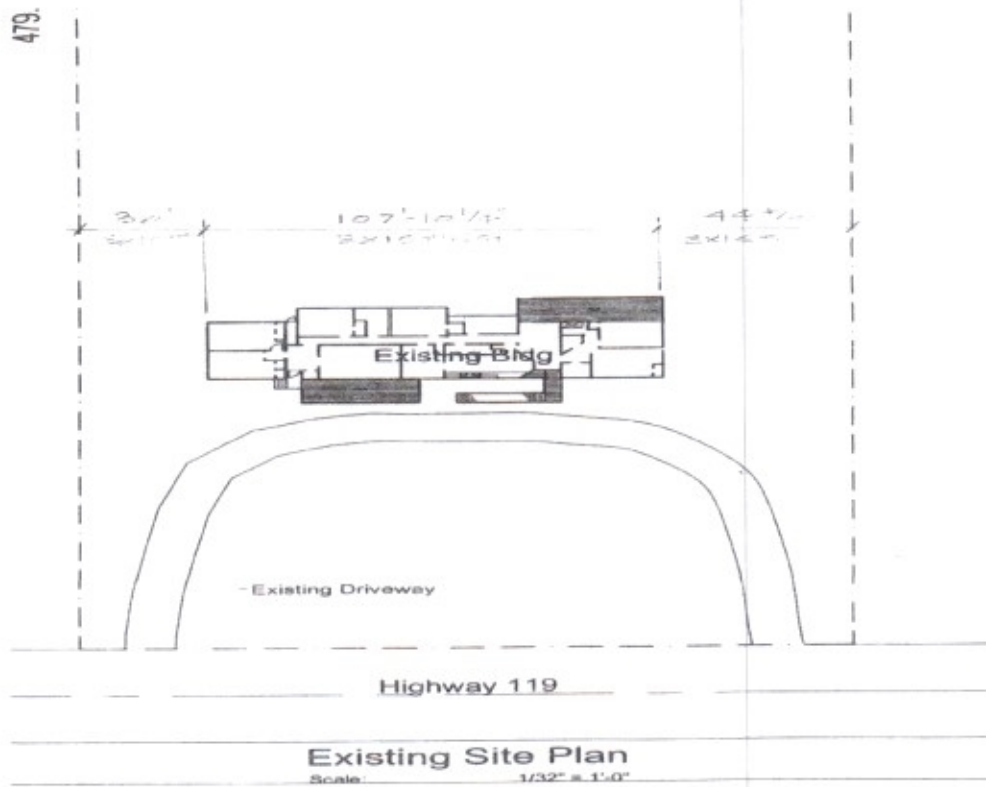
1-14-25

Received By:



Scheduled Public Hearing Date:

Feb. 25, 2025



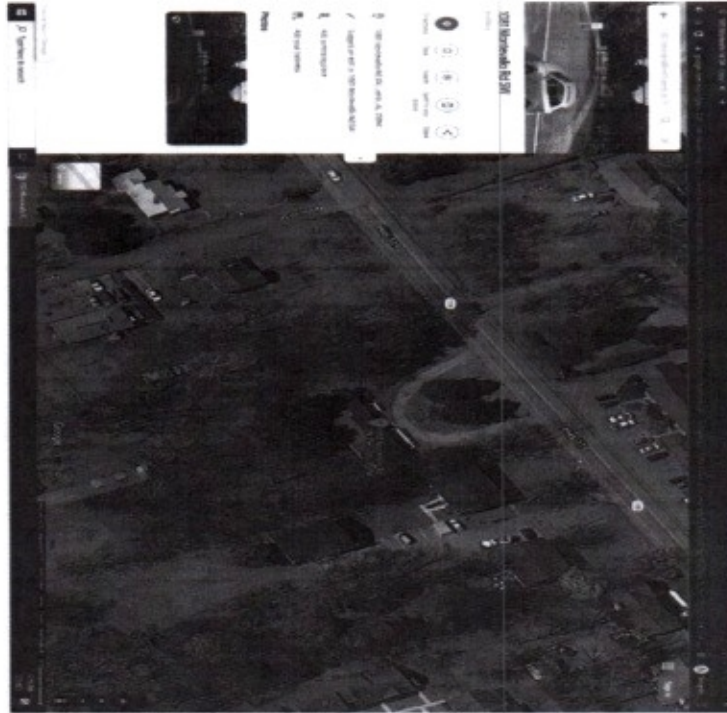
Document:

Date Taken:03/16/2022

Address:1081 MONTEVALLO RD

Taken by:Ray Filmore

Case Number:22-000540



Document:

Date Taken:03/16/2022

Address:1081 MONTEVALLO RD

Taken by:Ray Filmore

Case Number:22-000540



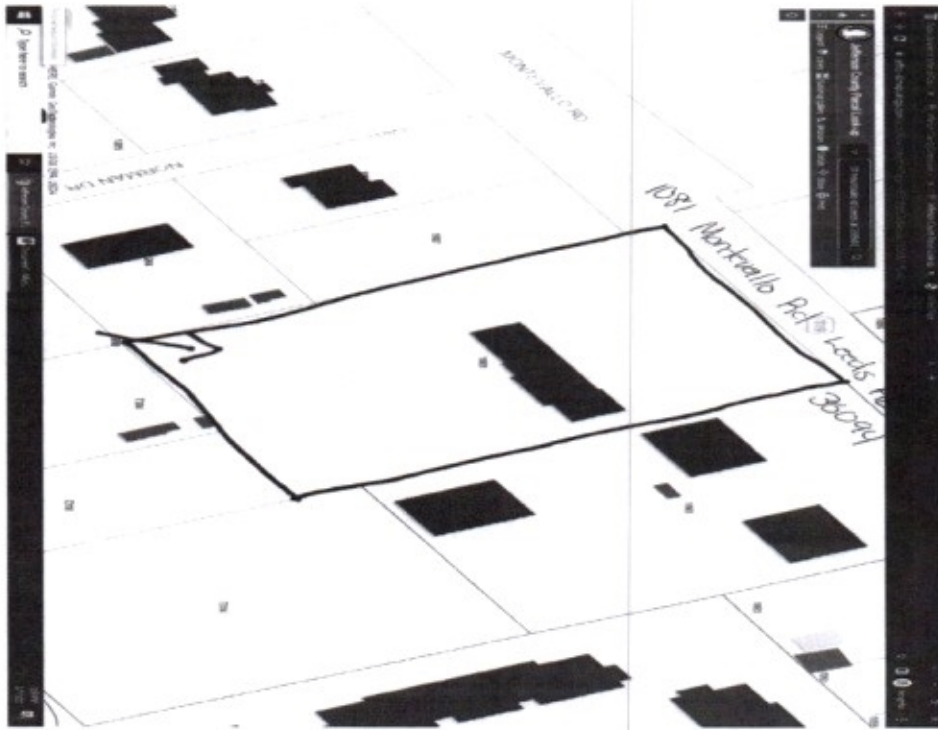
Document:

Date Taken:03/16/2022

Address:1081 MONTEVALLO RD

Taken by:Ray Filmore

Case Number:22-000540



Document:

Date Taken:03/16/2022

Address:1081 MONTEVALLO RD

Taken by:Ray Filmore

Case Number:22-000540

- 11 THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. THE REPORT
12 DEVELOPEDNESS IMMEDIATELY TO THE ARCHITECT'S OFFICE.
13 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONTRACTS LICENSED BY THE STATE OF ALABAMA
14 FOR THE CONSTRUCTION OF THIS PROJECT. PRELIMINARY TITLES, RECORDS, SURVEYS, EVIDENCE OF LAND
15 TITLE, CONVEYANCES, ETC., SHALL BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
16 OBTAINING OF THE NECESSARY PERMITS AND CONTRACTS LICENSED BY THE STATE OF ALABAMA.
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31 TITLE, CONVEYANCES, ETC., SHALL BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
32 OBTAINING OF THE NECESSARY PERMITS AND CONTRACTS LICENSED BY THE STATE OF ALABAMA.

SAFETY GLAZING NOTES IF APPLICABLE

- [illegible]

PROJECT DATA

[illegible]

THE REQUESTED PAVING REQUIREMENTS PER TABLE 401 FOR BUILDING

FOR THIS, BE CONSTRUCTIVE
STRUCTURAL, REPAIR
REPAIR WALLS, EXTERIOR
REPAIR WALLS, INTERIOR
INTERIOR PARTITIONING
FLOOR CONSTRUCTION
ROOF CONSTRUCTION

DOI: 10.1002/for

3 TO 5 FEET
NO FEET OR GREATER

CODE INFORMATION:

2015 NATIONAL ACADEMY OF SCIENCES

REPAIR AND MAINTENANCE OF

Brighter Days Boarding Home

1081 Montevallo Rd
Leeds, Alabama

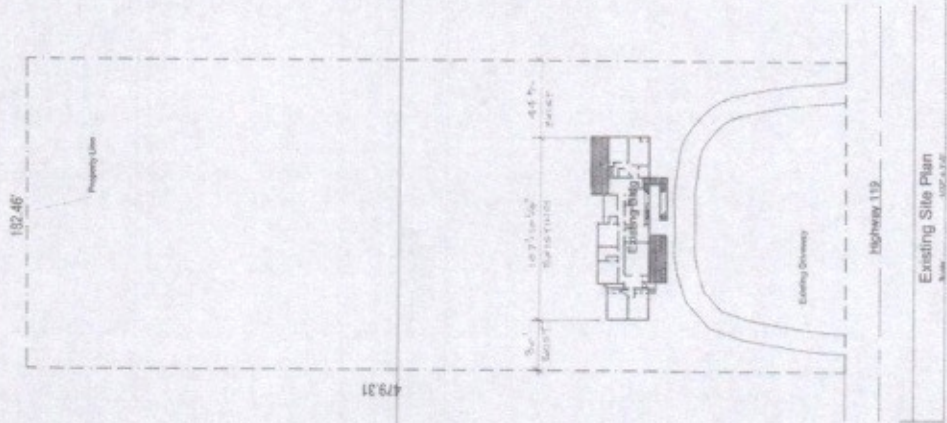
An Existing Residential Board and Care

Brighter Days Boarding Home
1081 Montevallo Rd. Leeds, Alabama

R.L.Mossey, Architect
2039 Palmer Avenue
10004

Page 10 of 10	Page 10 of 10
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COV

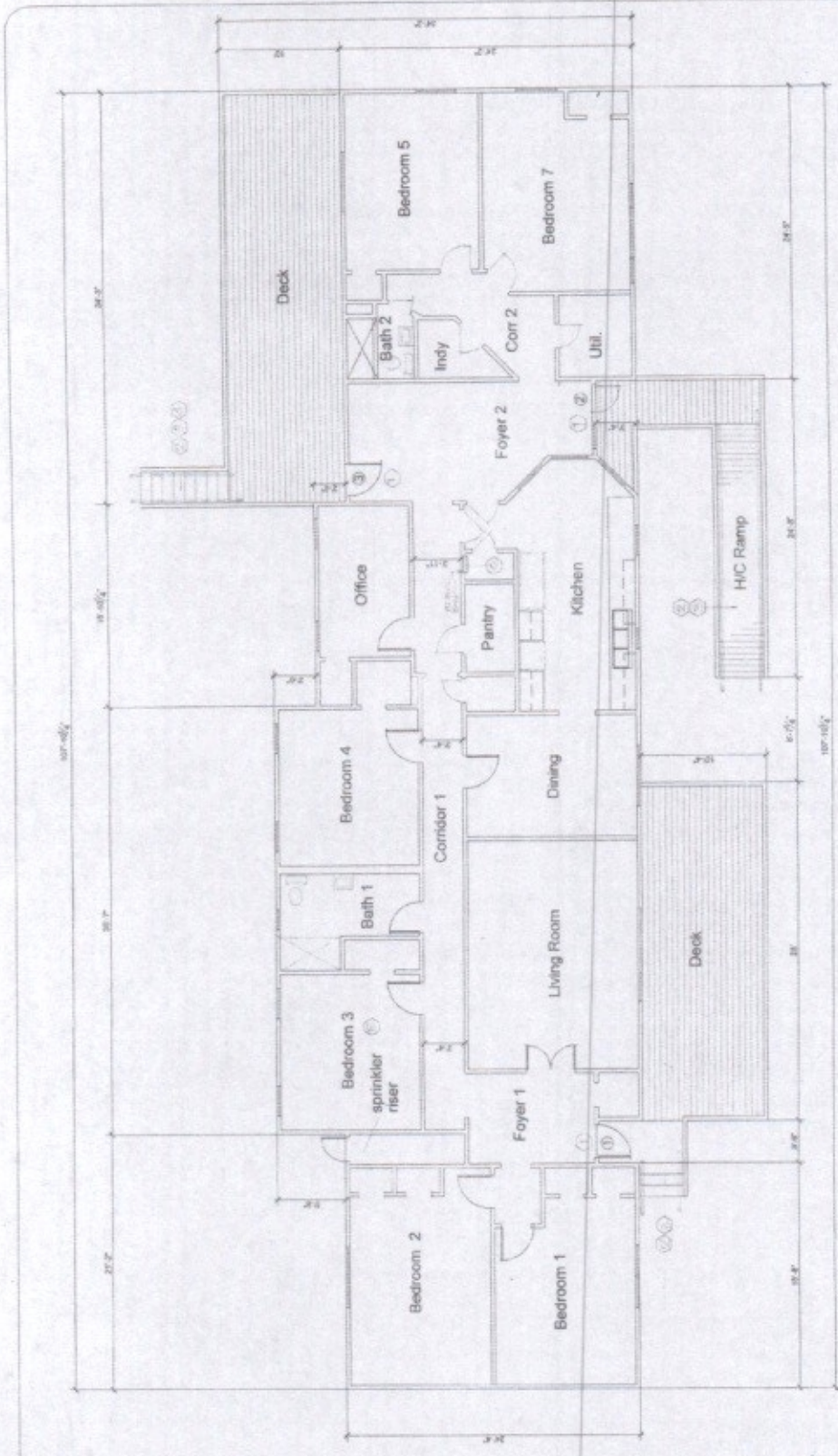




Brighter Days Boarding Home
1061 Morteville Rd Leeds, Alabama

R.L. Mossey, Architect
2039 Palmer Avenue
Leeds, Alabama 35094

Date: 10/13/2016	A-1
Drawn: C.M.	
Sheet: 1 of 1	



Existing Floor Plan
Scale: 1/4" = 1'-0"

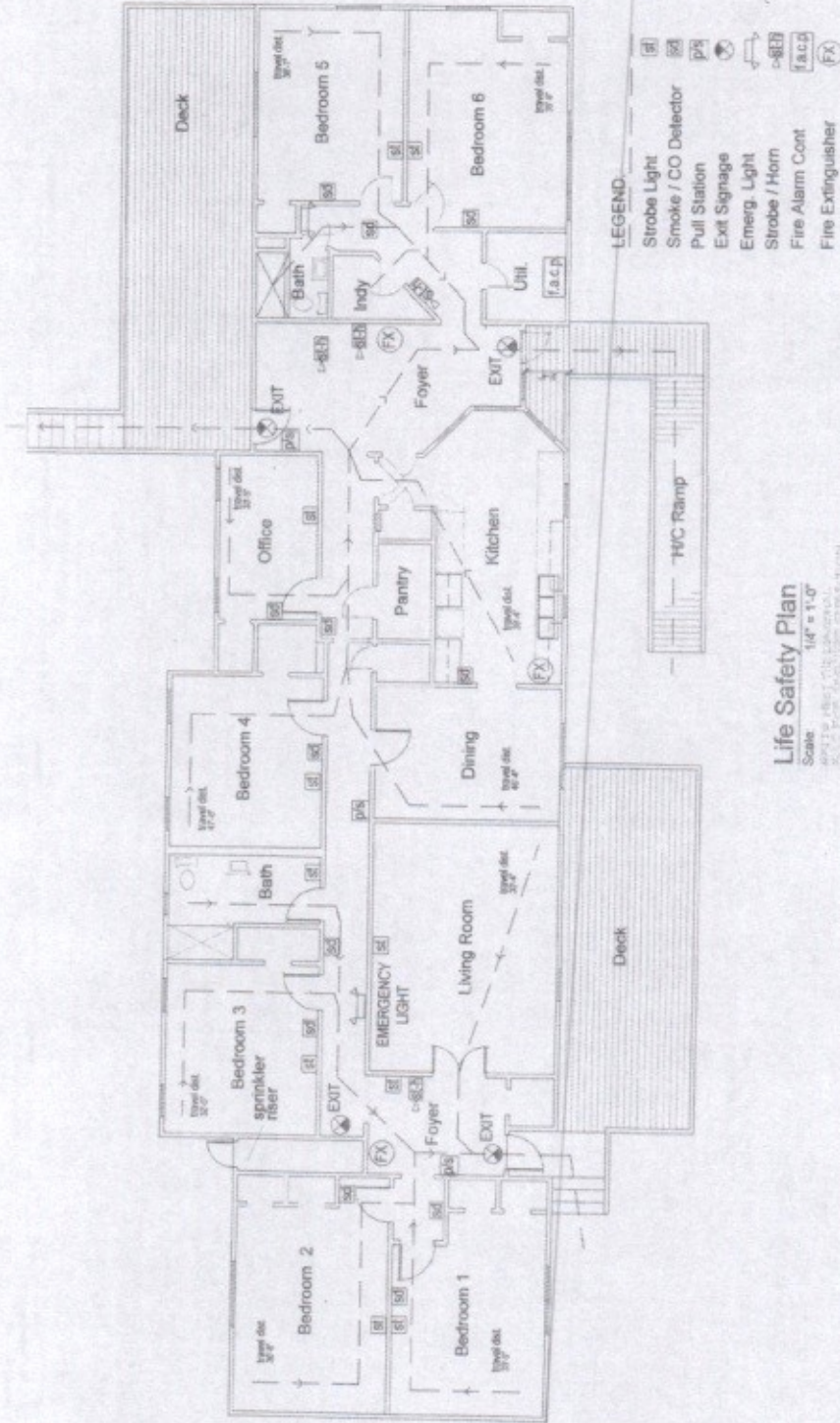


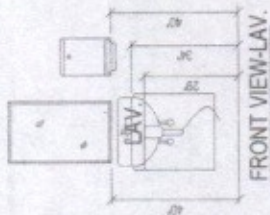
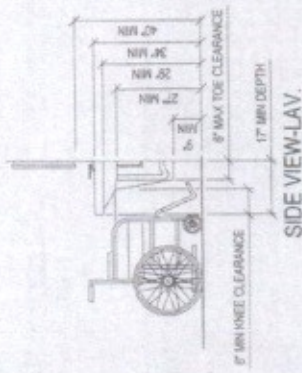
Brighter Days Boarding Home
1081 Montevallo Rd Leeds, Alabama

R.L. Mossey, Architect
2039 Palmer Avenue
Leeds, Alabama 35004

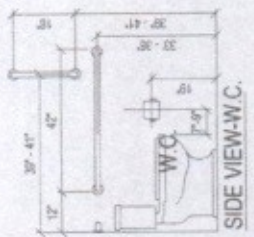
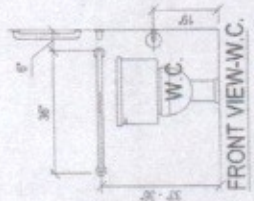
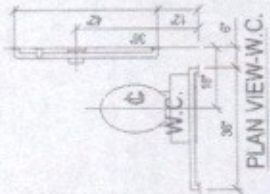
Date: 01/12/2011
Drawn By: CSM
Sheet: 1 of 1

A-2





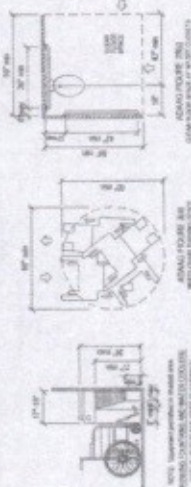
MAX. HT.
TO BOTTOM MAX
MIN. CLEAR
INSULATE DRAIN
AND HOT WATER



Room Finish Schedule					Remarks
Room Name	Flg	Base	Wall	Ceiling	
Room 1	Wood	Wood	Wood	Wood	
Room 2	Wood	Wood	Wood	Wood	
Room 3	Wood	Wood	Wood	Wood	
Room 4	Wood	Wood	Wood	Wood	
Room 5	Wood	Wood	Wood	Wood	
Room 6	Wood	Wood	Wood	Wood	
Room 7	Wood	Wood	Wood	Wood	
Room 8	Wood	Wood	Wood	Wood	
Room 9	Wood	Wood	Wood	Wood	
Room 10	Wood	Wood	Wood	Wood	
Room 11	Wood	Wood	Wood	Wood	
Room 12	Wood	Wood	Wood	Wood	
Room 13	Wood	Wood	Wood	Wood	
Room 14	Wood	Wood	Wood	Wood	
Room 15	Wood	Wood	Wood	Wood	
Room 16	Wood	Wood	Wood	Wood	
Room 17	Wood	Wood	Wood	Wood	
Room 18	Wood	Wood	Wood	Wood	
Room 19	Wood	Wood	Wood	Wood	
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Room 98	Wood	Wood	Wood	Wood	
Room 99	Wood	Wood	Wood	Wood	
Room 100	Wood	Wood	Wood	Wood	

SAFETY GLAZING NOTES (IF APPLICABLE)

- [illegible]



FILE PROTECT COPY/RECALL

- [illegible]

EXTERIOR NOTES

- [illegible]

INTERIOR NOTES

- REACTIVE APPROACH BASED ON 2D PERIOD, OPERATIONAL PLAN, AND CONSTRUCTION SCHEDULE. THE REACTIVE APPROACH TO SCHEDULING IS BASED ON THE NEED TO SCHEDULE ACTIVITIES AND MEASURE THE IMPACT OF ACTIONS TO REACTIVELY ADJUST THE SCHEDULE. THE REACTIVE APPROACH TO SCHEDULING IS BASED ON THE NEED TO SCHEDULE ACTIVITIES AND MEASURE THE IMPACT OF ACTIONS TO REACTIVELY ADJUST THE SCHEDULE. THE REACTIVE APPROACH TO SCHEDULING IS BASED ON THE NEED TO SCHEDULE ACTIVITIES AND MEASURE THE IMPACT OF ACTIONS TO REACTIVELY ADJUST THE SCHEDULE.

BUILDING IS EXISTING BUT
WAS AND CAPTION OF THE COMPONENTS
NO CHANGE IN OCCUPANCY
NO ABANDITION
2011 INTERNATIONAL "EXISTING" BUILDING CODE

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 26th day of July, 2017, by the grantor,
Samuel Howard Jackson as his sole and separate property * married
312 20th Avenue NE
Birmingham, Al. 35215
Jefferson County
to the grantee,

Samuel Howard Jackson Jr.
1081 Montevallo Road
Leeds, Al. 35094
Jefferson County, Alabama

WITNESSETH, that the said grantor, for \$1.00
One Dollar

the receipt of which is hereby acknowledged, remises, releases, quitclaims, and conveys to the
grantee the grantor's interest in all that real property located in Jefferson County,
Alabama, more particularly described as:

Lot 2 except the Southeast 200 feet thereof according to the Survey of Bass Estates as recorded
in Map Book 24 Page 16 in the Probate of Jefferson County, Alabama.

Commonly known as:

Parcel ID:

Source of title:

Lot 2 except the Southeast 200 feet thereof according to the Survey of Bass Estates as recorded
in Map Book 24 Page 16 in the Probate of Jefferson County, Alabama.

TO HAVE AND TO HOLD the same unto the said grantee and the grantee's heirs and assigns
forever.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Samuel H. Jackson Jessie Mae Jackson
Signature

Print name

Samuel Howard Jackson

Capacity

Signature

Samuel Howard Jackson

Print name

Capacity

Signature

Jessie Mae Jackson

Print name

Jessie Mae Jackson

Capacity

Signature

Print name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Alabama)
COUNTY OF Jefferson)

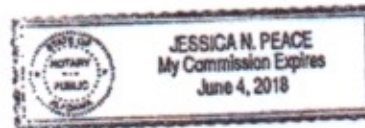
I, Jessica N. Peace, a notary public, hereby certify that
Samuel Jackson, Jessie Jackson, & Samuel Jackson
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he executed the
same voluntarily on the day the same bears date.

Given under my hand this 21 day of July, A. D. 2017.

Jessica N. Peace
Notary Public

Print name

My commission expires: 06-4-18



This document prepared by:

Samuel H. Jackson Jr.
1132 Little John Lane
Bham, AL 35235

After recording, please return to:

Samuel H. Jackson Jr.
1132 Little John Lane
Bham, AL 35235

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Samuel Howard Jackson Grantee's Name Samuel H. Jackson Jr
 Mailing Address 312 30th Ave. NE Mailing Address 1132 Little John Lane
B'ham, AL 35215 B'ham, AL 35235

Property Address 1081 Montevillo Rd. Date of Sale 7/26/17
Leeds, AL 35094 Total Purchase Price \$ 91.00
 or
 Actual Value \$ 112,000
 or
 Assessor's Market Value \$ 112,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other TAX Assessors
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/26/17

Print Samuel H Jackson Jr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File Attachments for Item:

5. A25-000005 - A request by Emily Padget, Applicant and Owner to allow an accessory structure (garage) to be constructed no closer than ten (10) feet to the southeasterly property line (perpendicular to Rodgers Way) at 7489 Rodgers Rd, 35094, TPID 2500311000009002, Jefferson County

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow an accessory structure (garage) to be constructed no closer than ten (10) feet to the southeasterly property line.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority to authorize variances that will not be contrary to the public interest and where, owing to special conditions, literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000005
APPLICANT NAME:	Emily Padgett
PROPERTY OWNER:	FRANKS ENTERPRISES LLC
TAX PARCEL ID#S:	2500311000009002
PROPERTY ADDRESS:	7489 RODGERS RD; LEEDS, AL 35094
PROPERTY ZONING:	A-1: AGRICULTURE DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the request. The hearing is scheduled for:

Date: February 25, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested person or their representative may attend the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

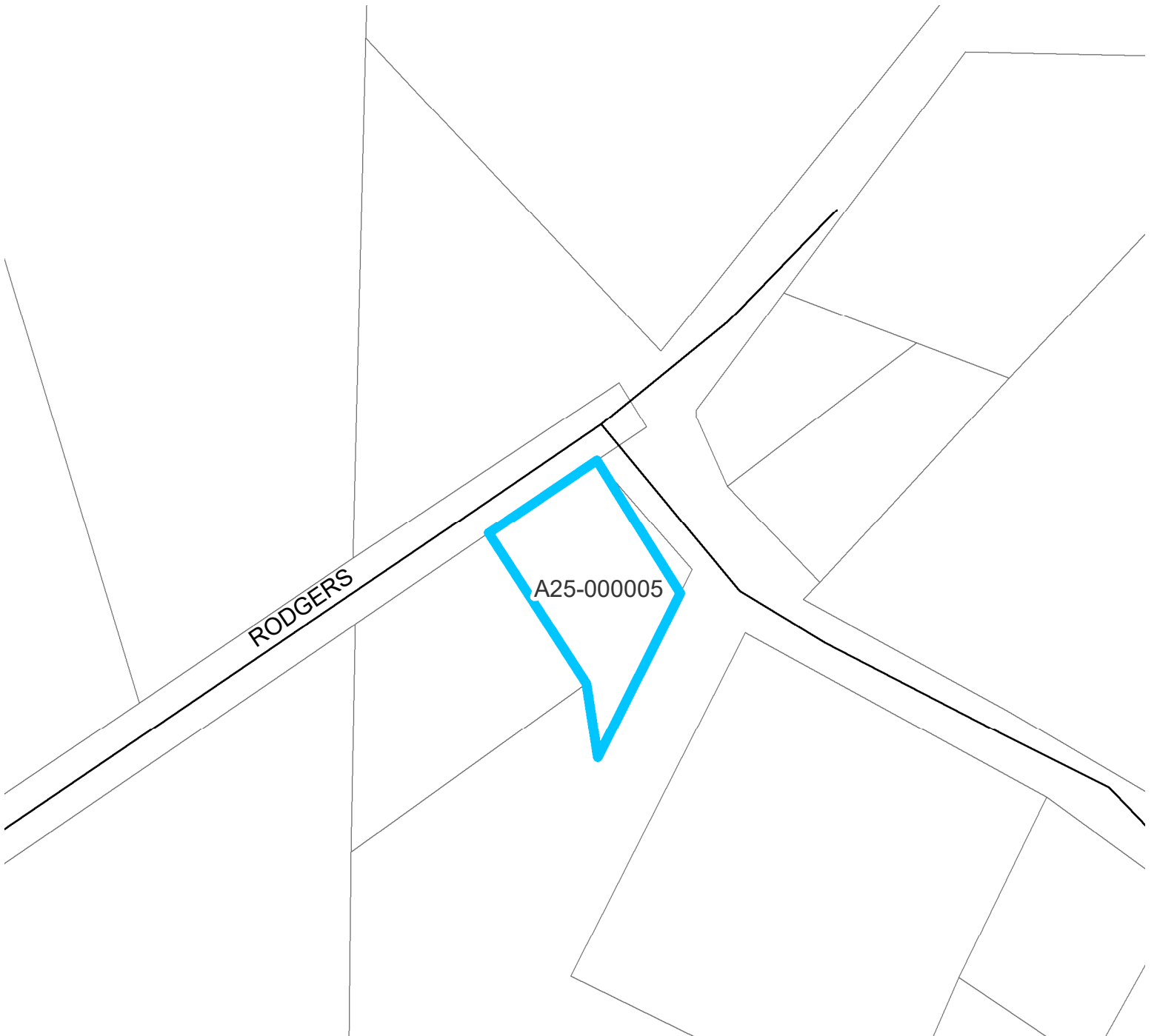
Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

A25-000005 7489 RODGERS RD FLOOD MAP



0 0.0075 0.015 0.03 0.045 0.06 Miles

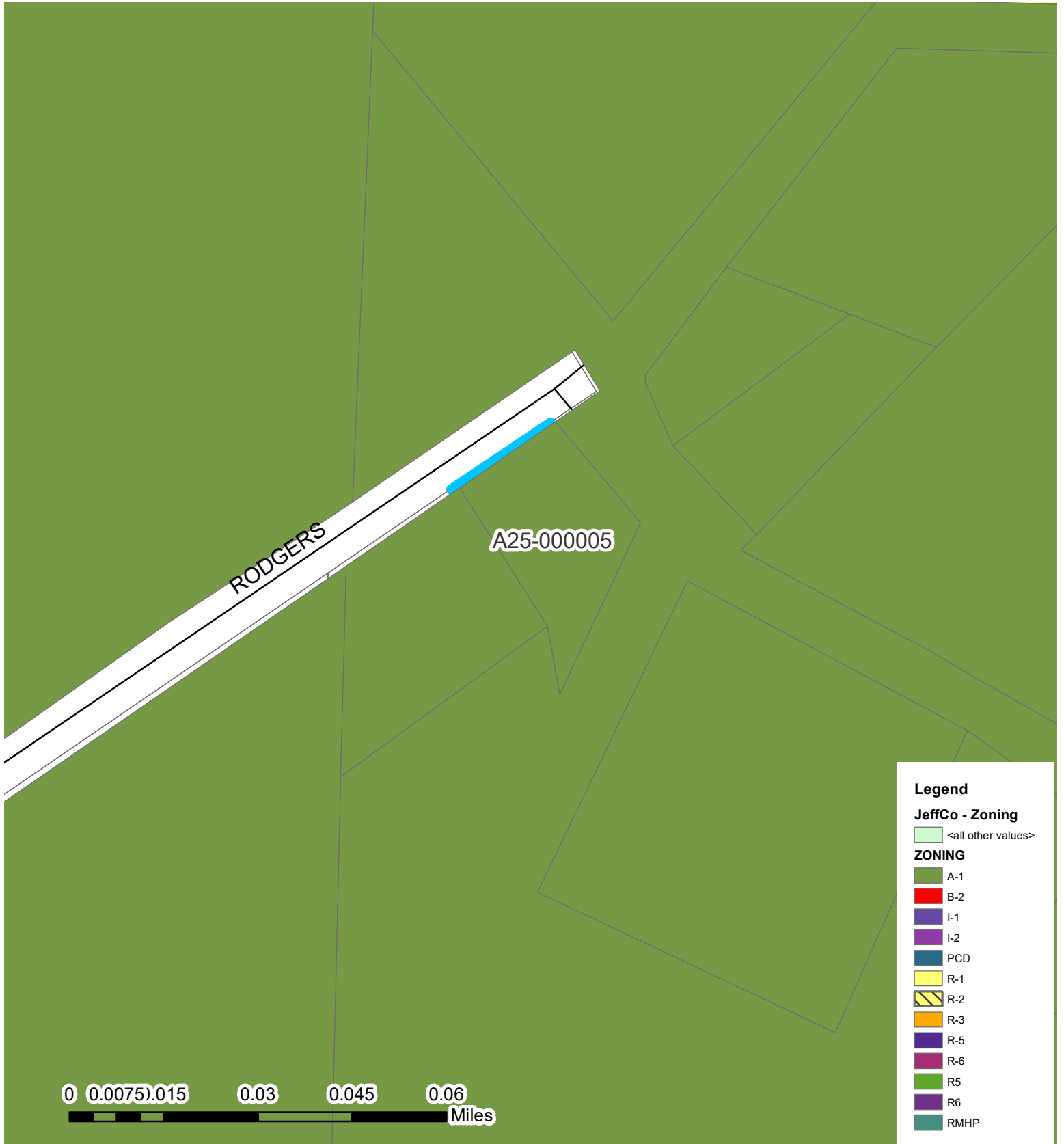
Legend

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway

A25-000005

7489 RODGERS RD

ZONING MAP



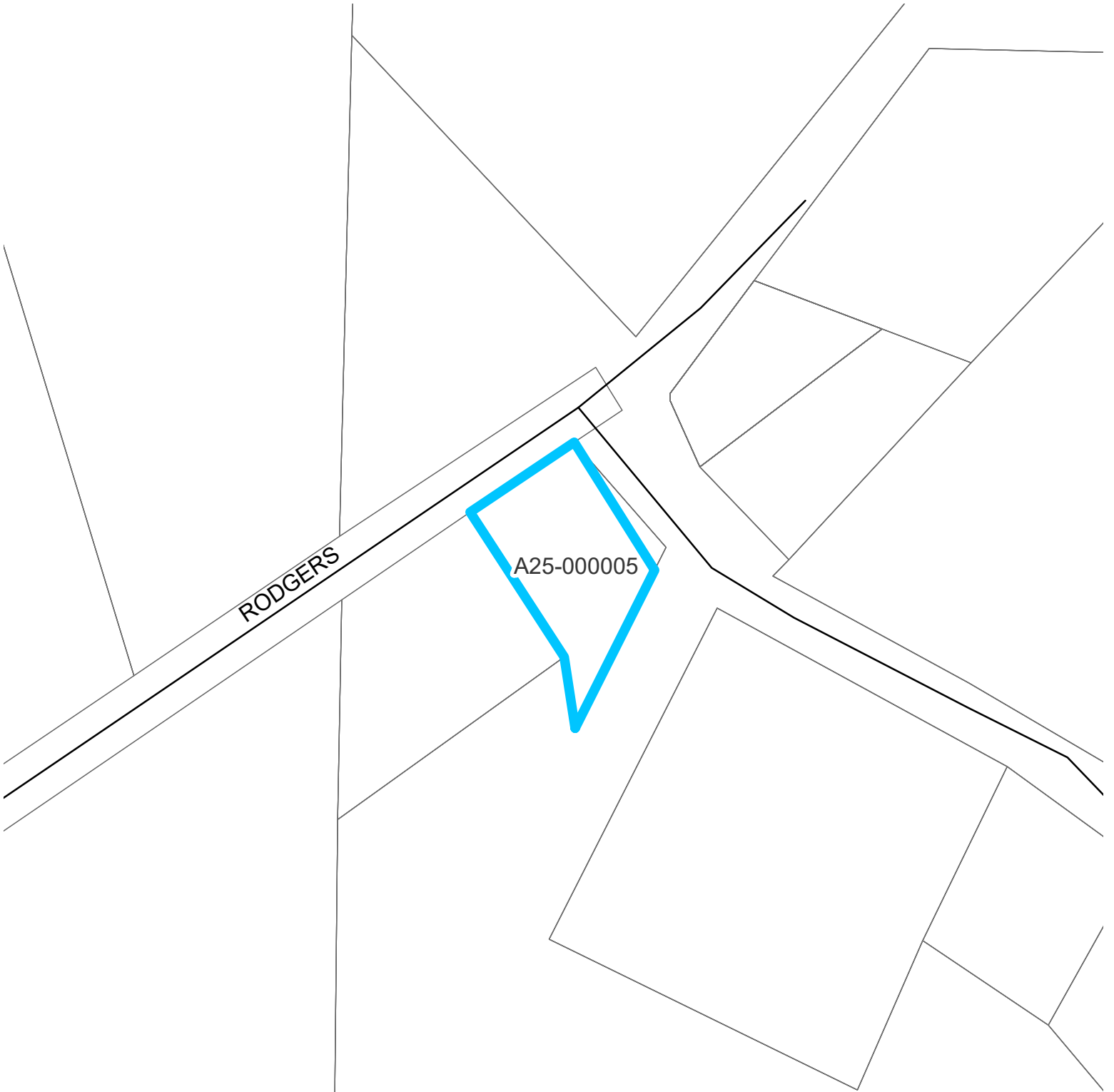
7489 RODGERS ROAD GARAGE ADDITION: MEASUREMENT FROM PROPERTY LINE



A25-000005

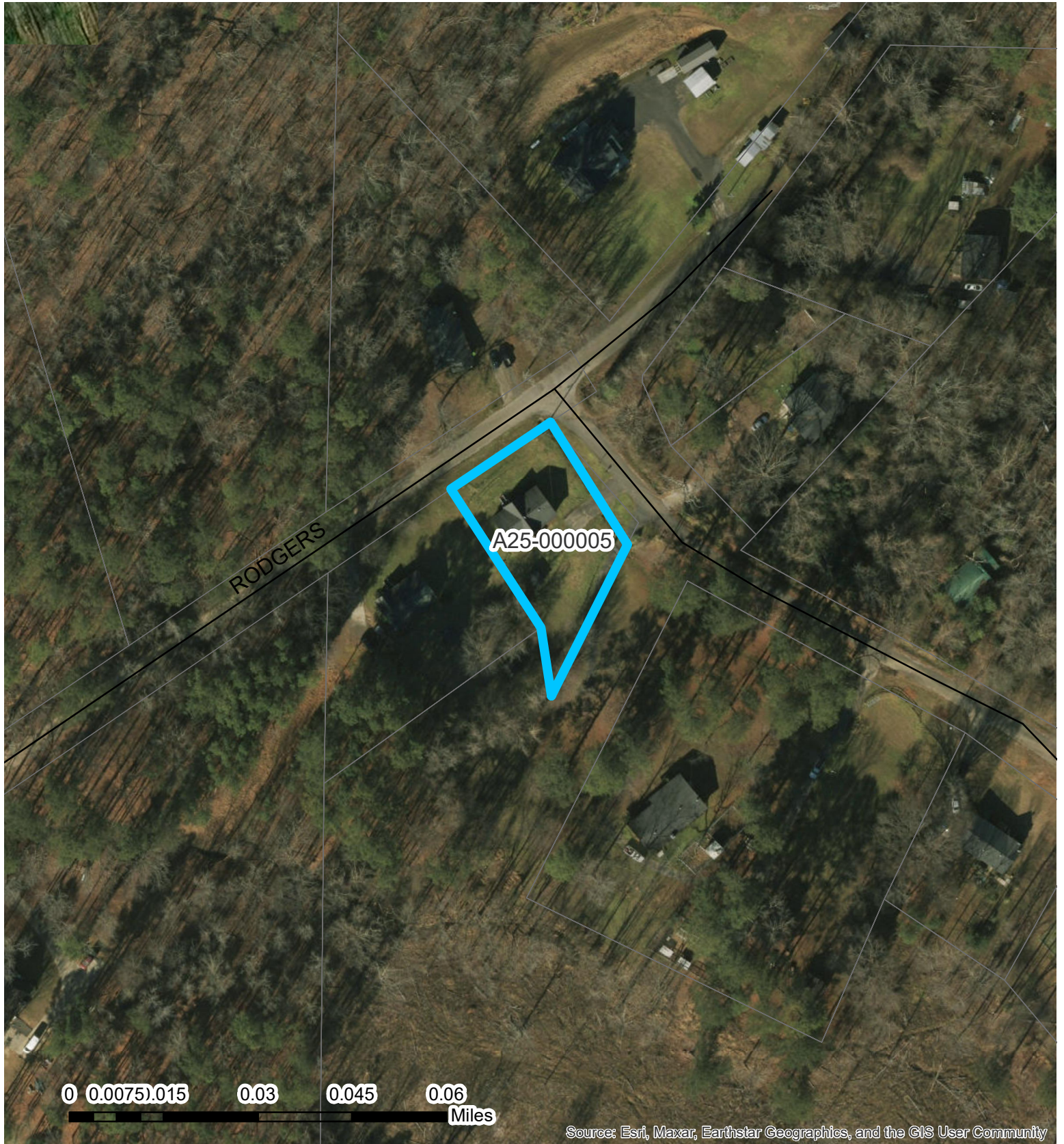
7489 RODGERS RD

STREET MAP



0 0.0075 0.015 0.03 0.045 0.06 Miles

A25-000005
7489 RODGERS RD
AERIAL MAP



File Attachments for Item:

6. A25-000006 - A request by Jamie Blair, Applicant and Owner, to allow for the construction of eight (8) - one (1) bedroom condominiums in the R-1, Single-Family District at 7111 Elliot Lane, 35094, Zoned: R-1, Single Family District, TPID: 2500304000003001, Jefferson County

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Calhoun

Send Tax Notice To: James R Blair and Kasey Blair
7111 Elliott Lane
Leeds AL 35094

Presents:

THAT IN CONSIDERATION OF Five Hundred Fifty Thousand and No/100(\$550,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Blair Homes INC (herein referred to as grantors) do grant, bargain, sell and convey unto James R Blair and Kasey Blair (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

From the NW corner of the NW ¼ of the SE ¼ of Section 30, Township 17 South, Range 1 East, go south along the ¼ - ¼ line 335.79 feet for a point of beginning, thence, left 46 degrees, 24 minutes 35 seconds 86.6 feet to the center of Cahaba River, thence left 46 degrees 24 minutes 35 seconds 86.6 feet to the center of Cahaba River, thence, left and up the center of Cahaba River to the intersection with the north line of said ¼ - ¼ section; thence, left along said north line, 161.63 feet; thence, left 84 degrees 21 minutes 40 seconds, 252.45 feet, thence right 104 degrees 20 minutes 20 seconds, 185.05 feet; thence right 87 degrees 33 minutes 10 seconds, 154.68 feet; thence right 49 degrees 55 minutes 30 seconds, 105.61 feet; thence left 157 degrees 27 minutes 20 seconds, 172.58 feet, thence left 52 degrees 59 minutes 40 seconds, 406.24 feet; thence, left 84 degrees, 27 minutes, 13.27 feet to the point of beginning.

Situated, lying and being in Jefferson County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

\$430,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 30th day of November, 2020

Blair Homes, INC

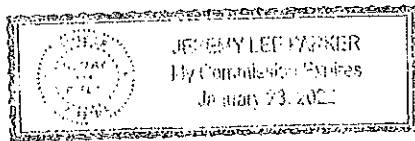
James Blair

By: James Blair
Its:

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that James Blair whose name as _____ of Blair Homes, Inc., a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 30th day of November, 2020.



[Signature]
Notary Public
My Commission Expires:

Prepared By:
Jeremy Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Blair Homes, INC	Grantee's Name	James R blair and kasey blair
Mailing Address			
			7111 elliott Lane
			Leeds AL 35094
Property Address	7111 Elliott Lane	Date of Sale	November 30, 2020
	Leeds AL 35094	Total Purchase Price	\$550,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other to
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 11-30/2020

(verified by)

Print: James R blair

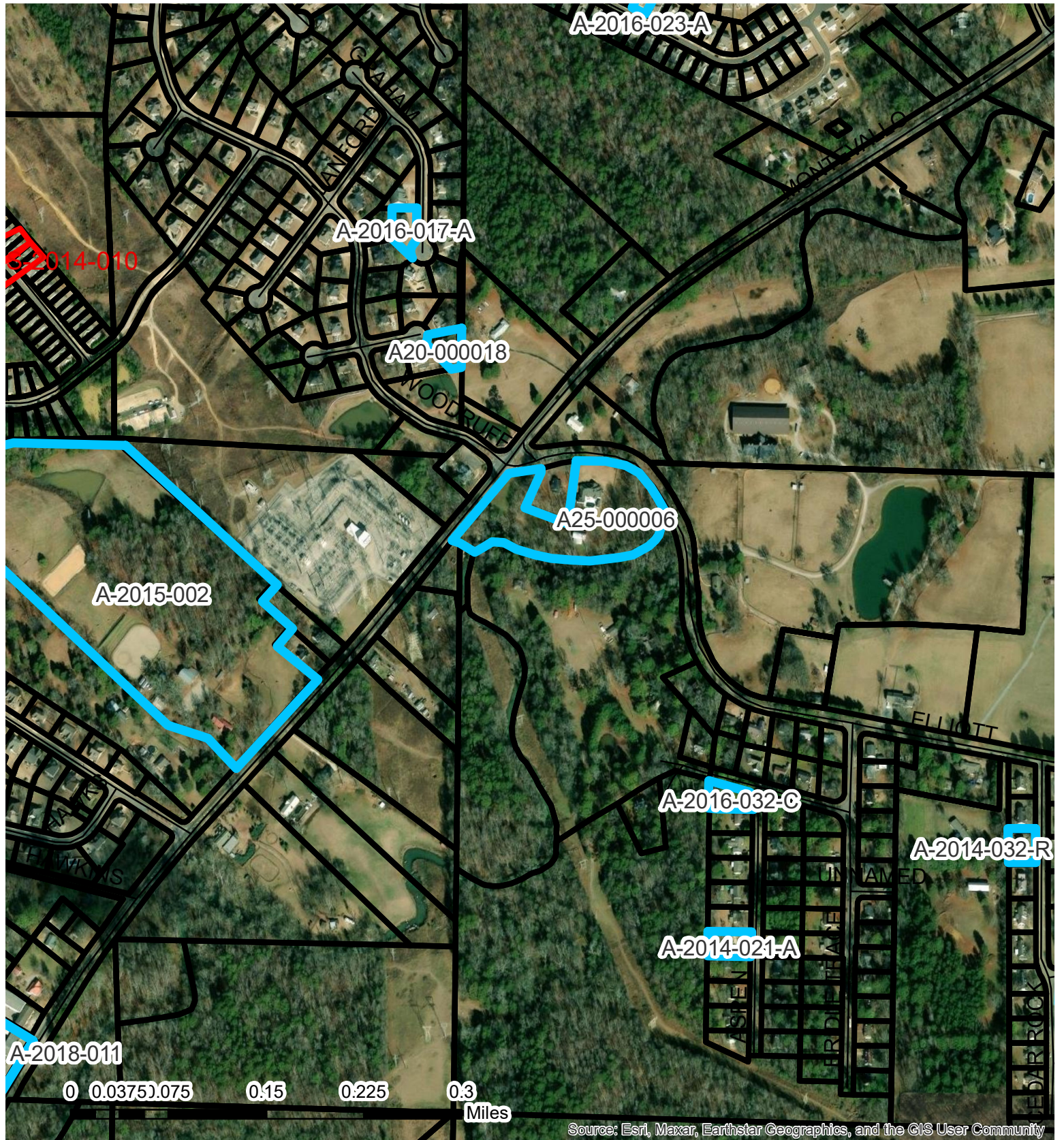
Sign:

James R Blair

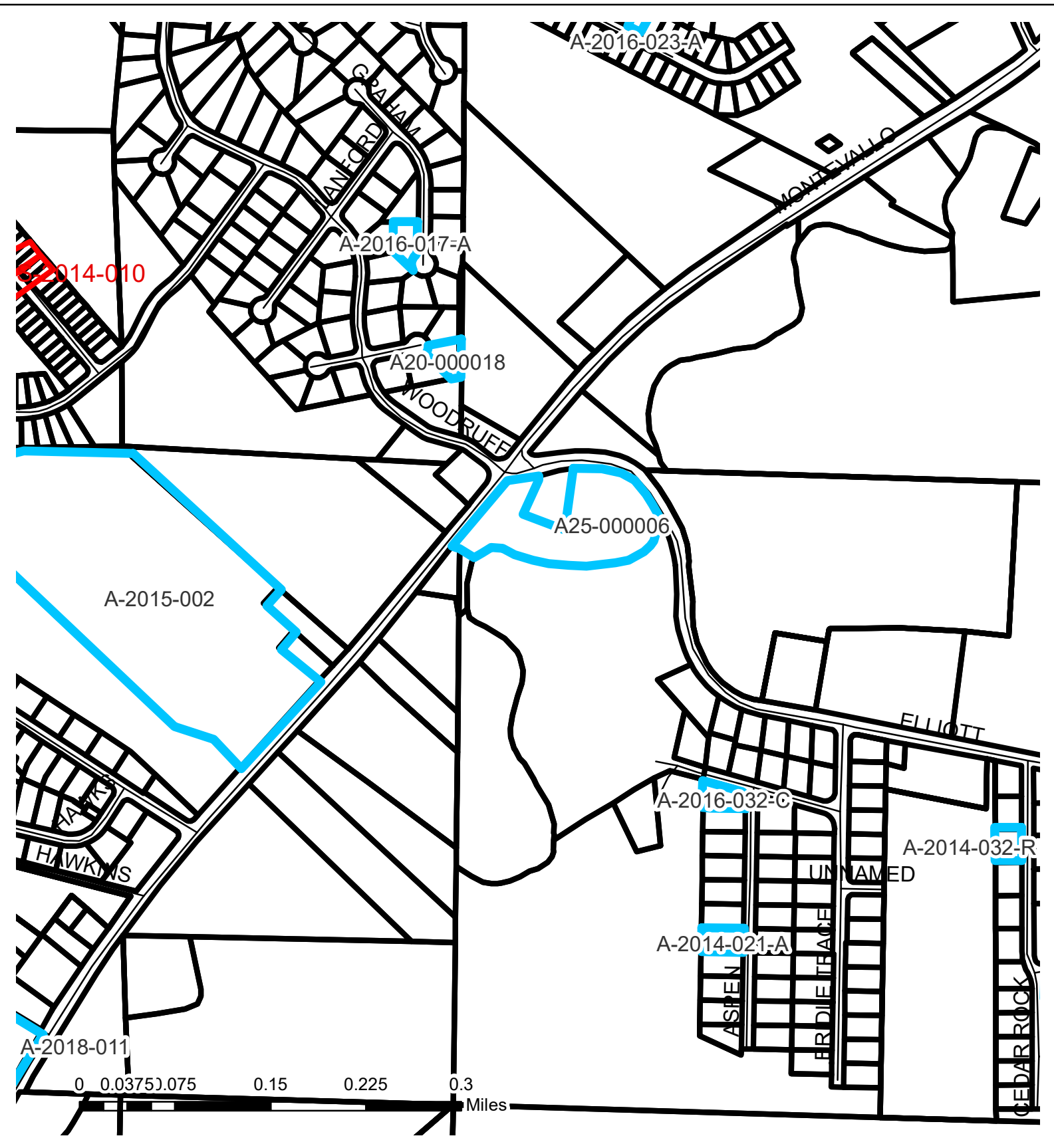
(Grantor/Grantee/Owner/Agent (circle one))

Form RT-1

A25-000006
7111 ELLIOT LN
2500304000003001
AERIAL MAP



A25-000006
7111 ELLIOT LN
2500304000003001
STREET MAP



NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

This is an application to allow for the construction of eight (8) one (1) BR condos in the R-1, Single-Family District.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority to authorize variances that will not be contrary to the public interest and where, owing to special conditions, literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000006
APPLICANT NAME:	JAMES BLAIR
PROPERTY OWNER:	JAMES BLAIR
TAX PARCEL ID#S:	2500304000003001
PROPERTY ADDRESS:	7111 ELLIOTT LN; LEEDS, AL 35094
PROPERTY ZONING:	R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the application. The hearing is scheduled for:

Date: February 25, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested person or their representative may attend the meeting and comment on the application. Written comments may also be mailed to the Commission.

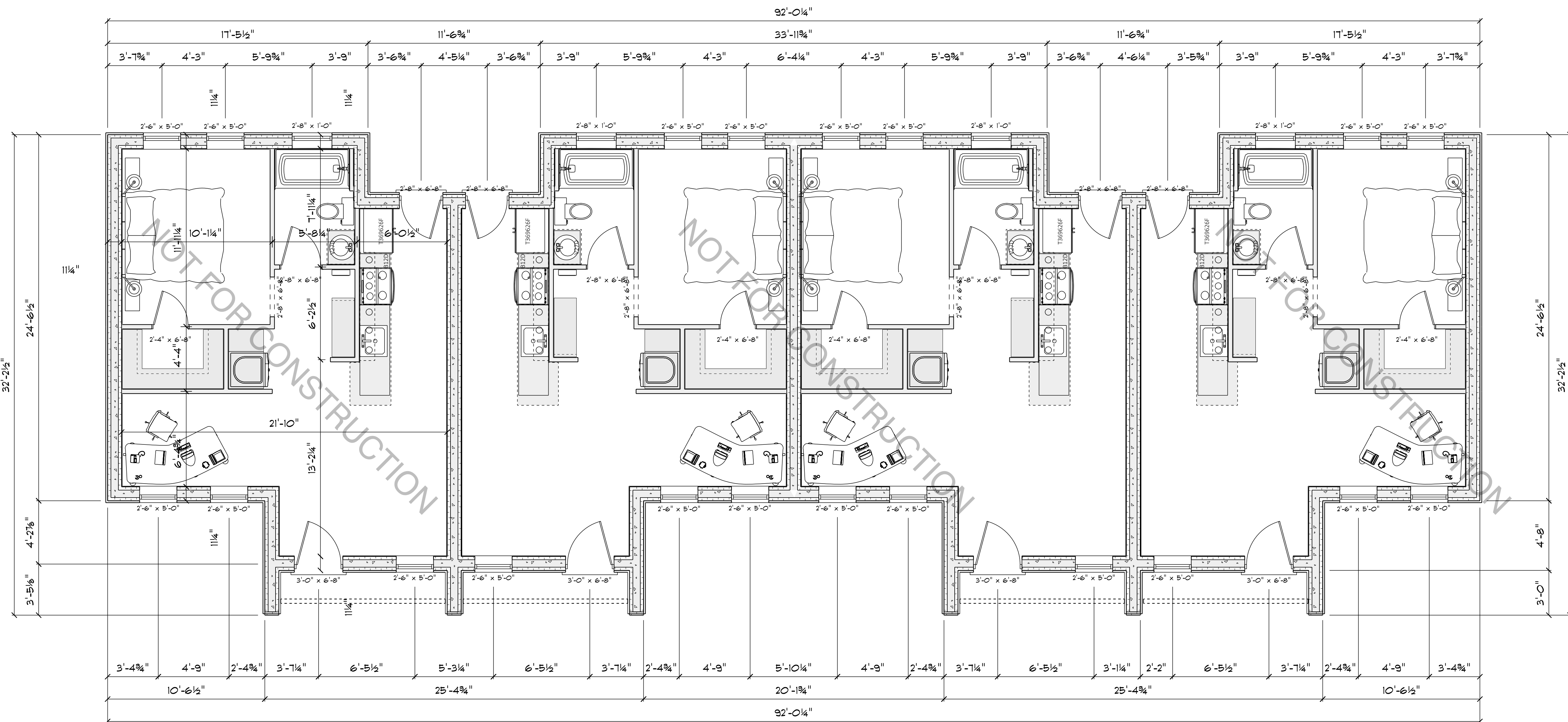
For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

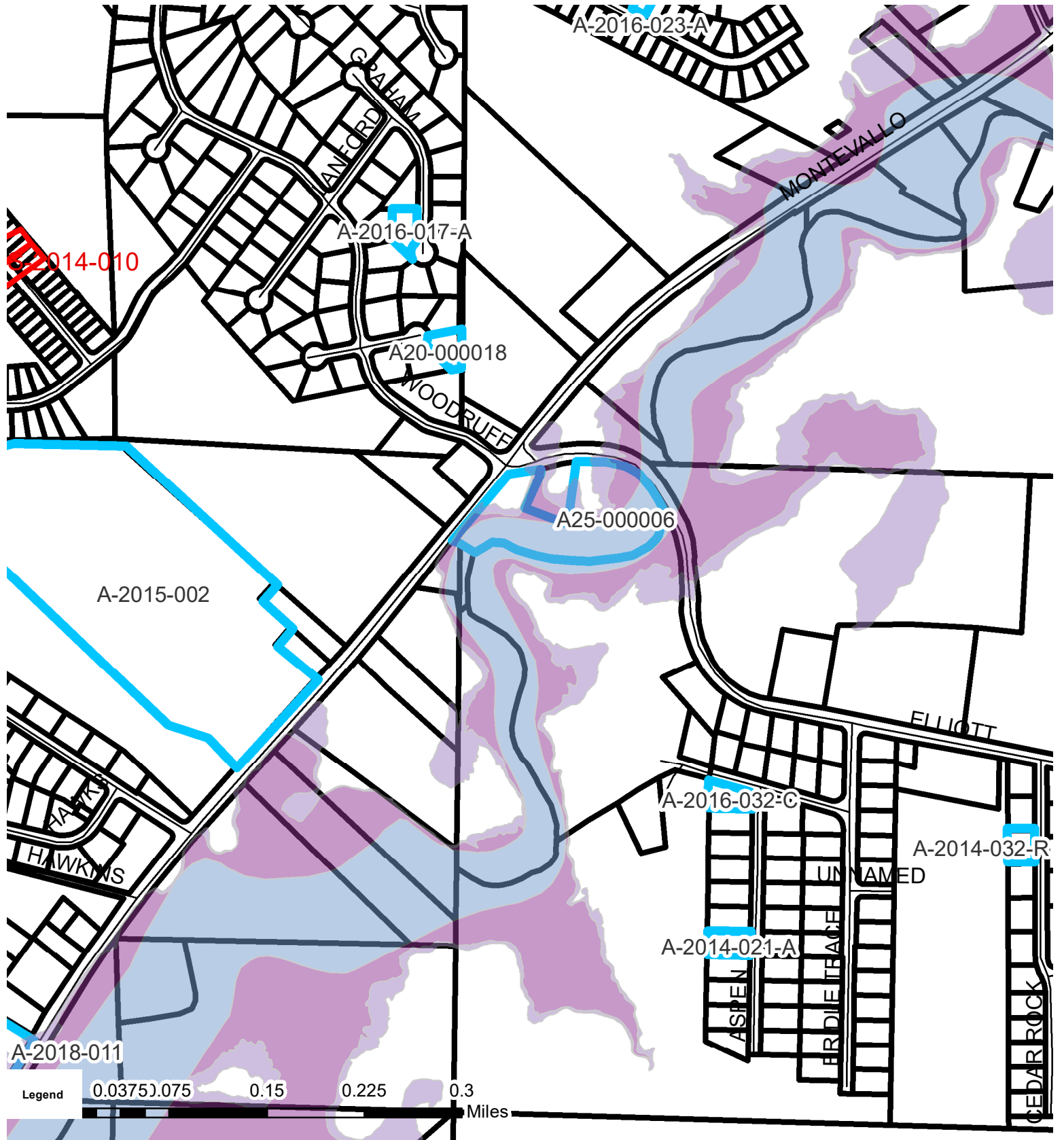
Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094



MAIN FLOOR B
SCALE: 1/4" = 1'-0"

A25-000006
7111 ELLIOT LN
2500304000003001
FLOOD MAP

65



A25-000006
7111 ELLIOT LN
2500304000003001
ZONING MAP

